

Fletcher & Poole



87 Abbey Road
Rhos on Sea
LL28 4PF

Traditional Style Three Bedroom Semi Detached House With Large Attic Room

Description

This three bedroom semi detached house benefits not only from a large attic room currently being used as a bedroom but also a one bedroom self contained ground floor apartment. Situated close to the amenities of Rhos on Sea and the promenade the property occupies a corner plot with off road parking, a garage and garden with various seating areas, lawn and variety of plants and shrubs.

The accommodation on the ground floor of the main residence comprises of partial enclosed porch, good size hallway, lounge, dining room and kitchen. To the first floor there are currently four bedrooms, family bathroom and separate w.c. Two of the bedrooms have been created by dividing one large bedroom which can easily be reinstated to it's original size. Stairs from the first floor landing then lead to a good size attic room also being used as a bedroom. There is gas central heating and UPVC double glazing. The apartment comprises of separate entrance to the rear, hallway, cloakroom, kitchen, lounge, double bedroom and shower room. There is UPVC double glazing and electric heating.

- ✓ TRADITIONAL STYLE THREE BEDROOM SEMI DETACHED HOUSE WITH LARGE ATTIC ROOM
- ✓ ALSO BENEFITS FROM ONE BEDROOM SELF CONTAINED APARTMENT
- ✓ GOOD SIZE ACCOMMODATION
- ✓ SITUATED CLOSE TO AMENITIES & PROMENADE
- ✓ OCCUPIES CORNER PLOT WITH OFF ROAD PARKING & GARAGE

Entrance Hall

12'9" x 9'5" (3.88m x 2.87m)

Lounge

15'1" x 11'11" (4.60m x 3.63m)



Dining Room

14'7" x 13'0" (4.44m x 3.96m)

Kitchen

9'6" x 9'2" (2.89m x 2.79m)

Bedroom One

15'3" x 12'11" (4.65m x 3.94m)

Bedroom Two

15'8" x 11'11" (4.77m x 3.63m)
8'3" x 7'3" (2.52m x 2.21m) Currently
11'11" x 8'2" (3.64m x 2.49m) Currently

Bedroom Three

9'5" x 8'8" (2.87m x 2.64m)

Bathroom

9'4" x 6'2" (2.84m x 1.87m)

Separate W.C.

Attic Room

21'7" x 13'5" (6.58m x 4.09m) Maximum

Self Contained Apartment

Entrance Hall

Cloakroom

Kitchen

11'6" x 9'2" (3.50m x 2.79m)

Lounge

15'8" x 14'5" (4.77m x 4.39m)

Bedroom

10'11" x 9'11" (3.32m x 3.02m)

Shower Room/Dressing Room

9'3" x 8'3" (2.82m x 2.51m)

Garage

19'1" x 9'7" (5.82m x 2.92m)

Location

Rhos on Sea is a very popular seaside resort famous for its shops and amenities. It is located between the larger resorts of Colwyn Bay and Llandudno and is also close to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn towards the promenade, turn left onto the promenade, take the second left turn onto Abbey Road.

Council Tax Band: "E"

Energy Performance Rating Band D

3 Bedroom
Semi Detached
House

87 Abbey Road
Rhos on Sea
LL28 4PF

£349,950

Reference Number:RP3661
23/07/24

Fletcher & Poole,
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Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com

