

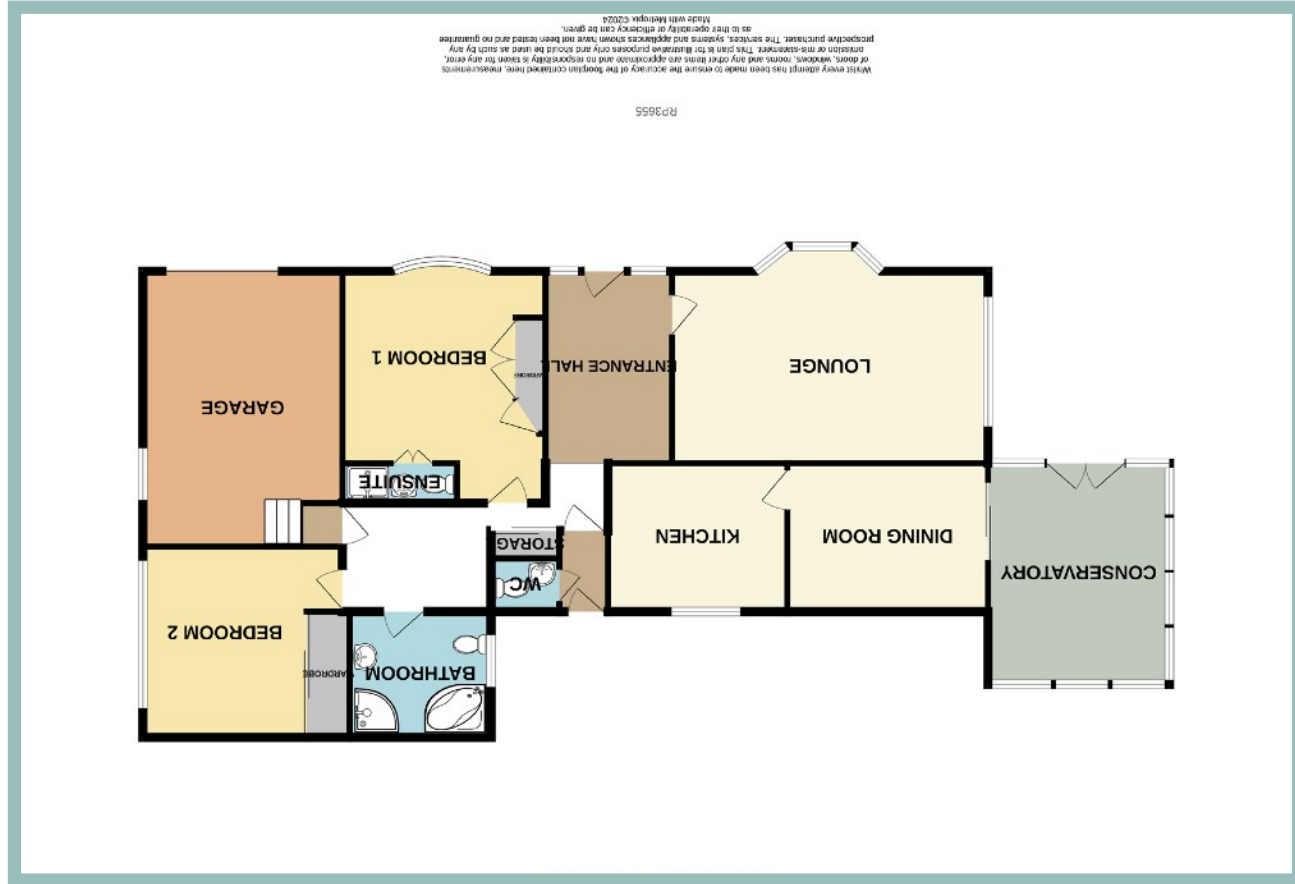
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries.

[www.fletcherpoole.com](http://www.fletcherpoole.com)

Fletcher & Poole  
DIAMOND COLLECTION



3 Brompton Park  
Rhos on Sea  
LL28 4TN

# Beautifully Presented & Well Laid Out Two Bedroom Detached Bungalow Situated In A Desirable Location

## Description

A beautifully presented and well laid out two bedroom detached bungalow situated in the desirable residential location of Brompton Park, close to the local amenities of Rhos on Sea village, promenade and beach.

The accommodation briefly comprises of: Entrance hallway, spacious lounge with dual aspect windows, dining room with sliding doors into the conservatory, modern fitted kitchen with integrated appliances, master bedroom with en-suite shower room and fitted wardrobes, second bedroom also with fitted wardrobes, bathroom with corner bath and corner shower, doors into integral garage, w.c and door to access the side of the property where there is a shed and access around the side to the front.

The rear garden is mainly laid to lawn with mature trees, plants and shrubs. There is a decked seating area directly out from the conservatory and a further paved seating area across the lawn. There is also access to a "Secret Garden" through a gate.

To the front of the property there is ample off road parking on the driveway with access to the garage.

The property benefits from gas central heating and UPVC double glazing throughout.

Viewing is highly recommended to appreciate the spacious layout and location.



- ✓ BEAUTIFULLY PRESENTED TWO BEDROOM DETACHED BUNGALOW
- ✓ SITUATED IN A HIGHLY DESIRABLE RESIDENTIAL LOCATION
- ✓ WITHIN WALKING DISTANCE OF RHOS ON SEA VILLAGE, PROMENADE & BEACH
- ✓ AMPLE OFF ROAD PARKING
- ✓ GARAGE
- ✓ NO CHAIN



2 Bedroom  
Detached  
Bungalow

3 Brompton Park  
Rhos on Sea  
LL28 4TN

£395,000

Reference Number: RP3655  
18/07/24

Fletcher & Poole,  
1A Penrhyn Avenue,  
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: [rhosonsea@fletcherpoole.com](mailto:rhosonsea@fletcherpoole.com)  
m  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

Lounge

6.09m x 3.68m (20'0" x 12'1")

Dining Room

3.89m x 2.90m (12'9" x 9'6")

Conservatory

4.26m x 3.49m (14'0" x 11'6")

Kitchen

3.44m x 2.87m (11'4" x 9'5")

Master Bedroom

3.90m x 3.71m (12'10" x 12'2")

Ensuite

2.22m x 0.72m (7'4" x 2'5")

Bedroom Two

4.10m x 3.82m (13'6" x 12'7")

Bathroom

2.43m x 2.33m (8'0" x 7'8")

W.C.

1.36m x 0.85m (4'6" x 2'10")

Garage

5.36m x 3.03m (17'7" x 9'11")



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## Location

Rhos on Sea is a delightful and bustling seaside village with a wealth of individual shops and cafe's. Situated on the spectacular North Wales Coast with superb sea views and within easy reach of the Victorian town of Llandudno and the historic walled town of Conwy. Rhos on Sea provides a stunning base to explore North Wales and its wealth of features including the mountains, lakes, beaches and sites of historic interest.

## Directions

From our Rhos On Sea office turn towards the Promenade, turn right onto the promenade, turn right onto Rhos Road, at the traffic lights go straight on, Brompton Park is the first turning on the left.

Council Tax Band F

Energy Performance Rating Band D

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

