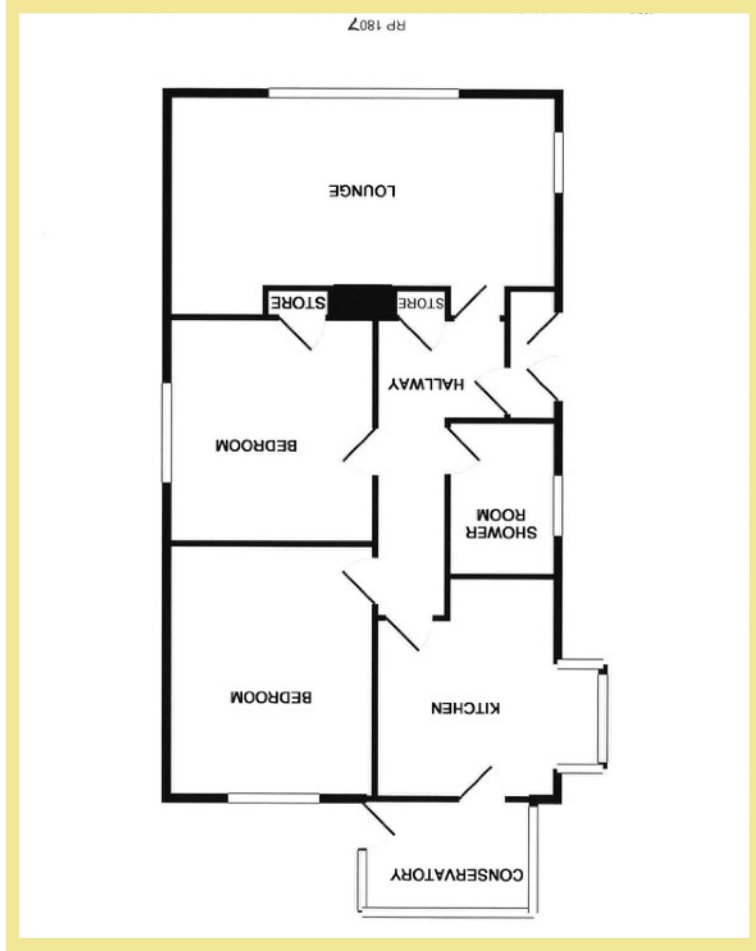


We endeavour to make accurate and reliable but representation or give any contract. The seller does and they do not constitute relied on as statements or

our sales details they should not be representations of fact any part of an offer or not make any warranty in relation to

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

Fletcher & Poole



2 Bodnant Road  
Rhos On Sea  
LL28 4SU

# Immaculately Presented Two Bedroom Detached Bungalow

## Description

Situated in a popular residential area close to the amenities of Rhos on Sea this two bedroom detached bungalow is immaculately presented and well maintained. Occupying a large corner plot and set within beautifully landscaped gardens which offer far reaching hillside views.

The accommodation in brief comprises of porch, hallway, double aspect lounge, kitchen which leads into a conservatory, two double bedrooms and modern contemporary shower room.

The property benefits from UPVC double glazing and a new combination boiler within the last 4 years. Viewing is highly recommended to appreciate the presentation throughout, the landscaped gardens, location and views.

- ✓ TWO BEDROOM DETACHED BUNGALOW
- ✓ IMMACULATEDLY PRESENTED & MAINTAINED
- ✓ OCCUPYING A CORNER PLOT WITH GARAGE & OFF ROAD PARKING FOR UP TO FOUR CARS
- ✓ BURGLAR ALARM SYSTEM

## Lounge

20'11" x 11'11" (6.38m x 3.63m)



## Kitchen

11'10" x 11'9" (3.60m x 3.58m)



## Bedroom One

13'6" x 11'2" (4.11m x 3.40m)



## Conservatory

10'3" x 6'8" (3.12m x 2.03m)



## Bedroom Two

11'11" x 11'2" (3.63m x 3.40m)

## Shower Room

8'3" x 5'10" (2.51m x 1.78m)



## Garage

16'1" x 8'9" (4.90m x 2.66m)

## 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 which are 1 mile and 3 miles respectively 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 left down Penrhyn Avenue, left onto Church Road, proceed to the T junction, turn right onto Llandudno Road, second left onto Dinerth Road, fourth right on to Craig View and left onto Bodnant Road.

Council Tax Band: "E" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band E

2 Bedroom  
Detached  
Bungalow

2 Bodnant Road  
Rhos On Sea  
LL28 4SU

£284,950

Reference Number: RP1807  
12/09/2024

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: [rhos@fletcherpoole.com](mailto:rhos@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

