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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

www.fletcherpoole.com

Fletcher & Poole



69 Dinerth Road
Rhos on Sea
LL28 4YH

Three Bedroom Semi Detached House With A Wealth Of Potential Situated In A Sought After Residential Location & Countryside Views From The Balcony

Description

This three bedroom semi detached house must be viewed to truly appreciate the layout and potential of the property.

Situated in a convenient sought after location, close to local shops, schools and other amenities in Rhos on Sea.

In brief the accommodation comprises of:- Entrance porch, hallway, spacious lounge with French doors out onto the balcony which offers countryside views, kitchen/diner, bedroom, bathroom and separate cloakroom.

Stairs lead to the first floor where there is a further two double bedrooms, bathroom and eaves storage room.

To the rear is an enclosed garden laid to lawn with borders of well established plants, trees and shrubs. The detached garage at the bottom of the garden is also accessed via a road at the rear of the property. To the front is a small garden.

Benefitting from UPVC double glazing throughout.

- ✓ THREE BEDROOM SEMI DETACHED HOUSE WITH A WEALTH OF POTENTIAL
- ✓ BALCONY WITH COUNTRYSIDE VIEWS
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION
- ✓ DETACHED GARAGE
- ✓ ENCLOSED REAR GARDEN
- ✓ NO CHAIN

Porch

1.30m x 1.25m (4'3" x 4'1")

Lounge

4.22m x 3.94m (13'10" x 12'11")



Kitchen/Diner

4.39m x 3.64m (14'5" x 11'11")



Hallway

3.79m x 2.53m (12'5" x 8'4")

Bedroom One

3.92m x 3.64m (12'10" x 11'11")



Bathroom

2.00m x 1.64m (6'7" x 5'5")

Cloakroom

1.48m x 0.89m (4'10" x 2'11")

Bedroom Two

3.63m x 3.02m (11'11" x 9'11")

Bedroom Three

3.63m x 3.33m (11'11" x 10'11")

Bathroom

2.22m x 2.02m (7'4" x 6'8")

Eaves Storage Room

2.30m x 1.36m (7'7" x 4'6")

Location

The property is located in the popular coastal resort of Rhos on Sea with its wealth of local shops and other facilities. The larger resorts of Llandudno and Colwyn Bay are approximately three miles, and it is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond, also the main rail line Holyhead to Euston.

Directions

From the Rhos On Sea office turn left down Penrhyn Avenue, turn left onto Church Road, proceed to the T junction turn right onto Llandudno Road, second left onto Dinerth Road.

Council Tax Band: "E" (provided on www.voa.gov.uk)

Energy Performance Rating Band G

3 Bedroom Semi Detached House

69 Dinerth Road
Rhos on Sea
LL28 4YH

£219,950

NO CHAIN

Reference Number:RP3713
11/09/24

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:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com

