Services, intings and equipment retend to in the sales details have not been rested (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

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.

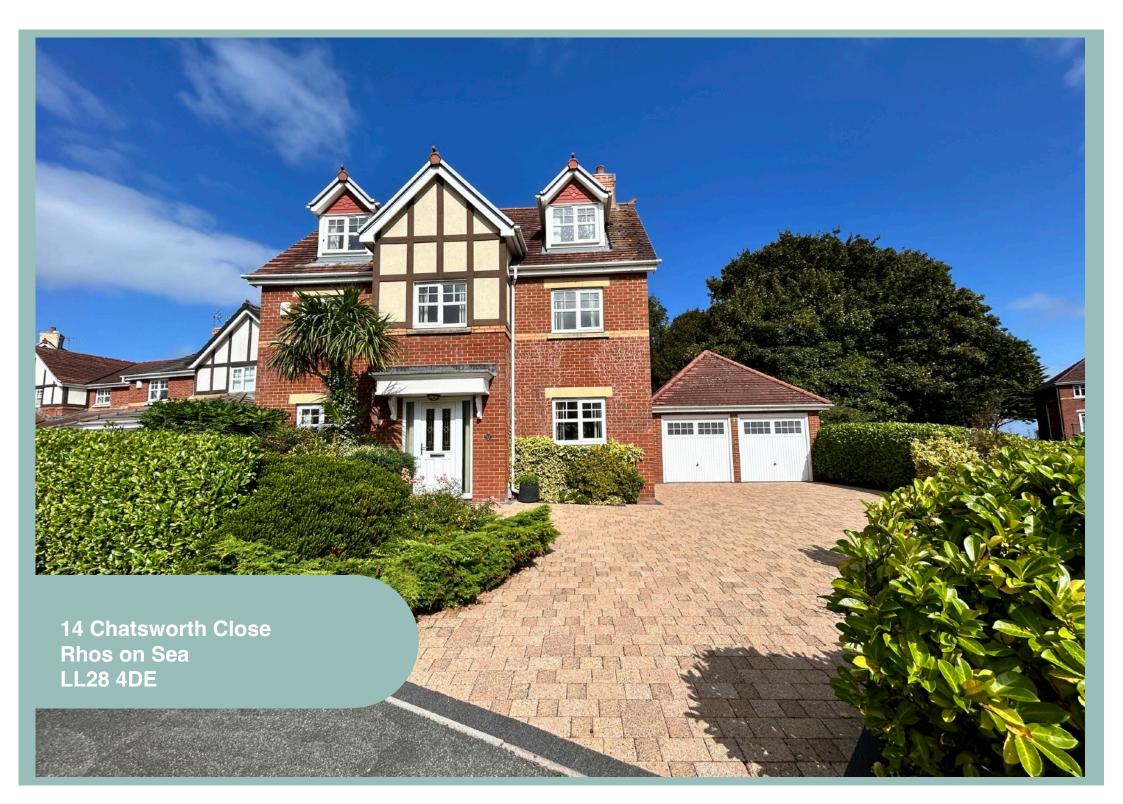
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www.fletcherpoole.com







Impressive Five Bedroom Detached House Situated On A Highly Desirable Development, Walking Distance To The Promenade, Beach, Local Shops &

Description **Amenities**

This impressive five bedroom detached house is situated on a highly desirable development and within walking distance to the promenade, beach, local shops and amenities of Rhos on Sea. Immaculately presented and well planned the townhouse is laid over three floors and benefits from a beautiful private enclosed rear garden and detached double garage.

The accommodation on the ground floor comprises

Entrance hallway, cloakroom, light and spacious lounge with window and patio doors onto the rear garden, kitchen, dining room with sliding doors into the large conservatory, utility room.

Stairs lead up to the first floor:-

Master bedroom with fitted wardrobes and ensuite shower room, two double bedrooms and a family bathroom. Stairs lead up to the second floor:-

A further two bedrooms, one with ensuite shower room and built in storage.

Outside to the front there is ample off road parking on the block paved driveway and access to the detached double garage, a small garden laid to lawn with trees, plants & shrubs. The beautiful enclosed rear garden is laid to lawn with summerhouse and a variety of well established trees, plants & shrubs making it very private. Paved patio seating area leads directly out from the conservatory and lounge which is an ideal spot for outside dining and entertaining.

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

Viewing is essential to appreciate the spacious lavout and well planned accommodation, beautiful private garden and location.

- ✓ IMPRESSIVE FIVE BEDROOM
- ✓ MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- ✓ PRIVATE ENCLOSED REAR GARDEN
- ✓ LARGE CONSERVATORY
- √ BLOCK PAVED DRIVEWAY WITH AMPLE OFF ROAD PARKING
- ✓ DETACHED DOUBLE GARAGE
- ✓ WALKING DISTANCE TO THE PROMENADE, BEACH, LOCAL SHOPS & AMENITIES
- **✓ NO CHAIN**





14 Chatsworth Close Rhos on Sea **LL28 4DE**

5 Bedroom

Detached

House

£479,950

Reference Number: RP3714 12/09/24

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

















Entrance Hall

2.54m x 2.19m (8'4" x 7'2")

Lounge

6.27m x 3.30m (20'7" x 10'10")

Kitchen

4.29m x 3.04m (14'1" x 10'0")

Dining Room

3.44m x 2.61m (11'4" x 8'7")

Conservatory

3.90m x 3.52m (12'10" x 11'7")

Utility Room

2.01m x 1.45m (6'7" x 4'9")

Cloakroom

1.88m x 1.45m (6'2" x 4'9")

Master Bedroom

4.53m x 2.78m (14'11" x 9'2")

Ensuite

2.15m x 1.67m (7'1" x 5'6")

Bedroom Two

3.55m x 3.08m (11'8" x 10'1")

Bedroom Three

3.08m x 2.65m (10'1" x 8'9")

Bathroom

2.19m x 1.66m (7'2" x 5'6")

Bedroom Four

4.17m x 4.03m (13'8" x 13'3")

Bedroom Five

2.66m x 2.50m (8'9" x 8'2")

Ensuite

2.38m x 1.57m (7'10" x 5'2")



5 Bedroom Detached Town House

14 Chatsworth Close Rhos on Sea LL28 4DE

£479,950

NO CHAIN

Reference Number: RP3714

Valuation

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Viewing By appointment. Contact:

tel: 01492 549178 email:rhosonsea@fletcherpoole.co

web: www.fletcherpoole.com



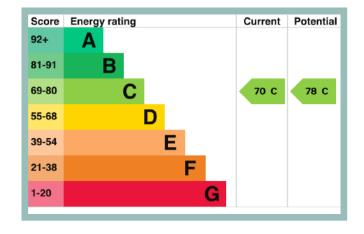






Double Garage

5.30m x 5.30m (17'5" x 17'5")



Location

The property is located in the popular coastal resort of Rhos On Sea with a wealth of local shops and other facilities, the larger resorts of Colwyn Bay and Llandudno are approximately 1 and 3 miles respectively 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 right towards the Promenade, turn right onto the Promenade, take the second right onto Cayley Promenade, turn right onto Penrhos Road, turn right onto Upper Promenade where Chatsworth Close can be found on the right.

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

Energy Performance Rating Band C

FREEHOLD



14 Chatsworth Close Rhos on Sea LL28 4DE

£479,950

NO CHAIN

Reference Number: RP3714 12/09/24

Fletcher & Poole, 1A Penrhyn Avenue, Bhos-on-Sea 11 28 4PS

Registered Company

Valuation

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