

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 on your behalf.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



14 Chatsworth Close
Rhos on Sea
LL28 4DE

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

Description

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 of:-

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 insulation.

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

Amenities

- ✓ IMPRESSIVE FIVE BEDROOM DETACHED HOUSE
- ✓ 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



5 Bedroom
Detached
House

14 Chatsworth
Close
Rhos on Sea
LL28 4DE

£479,950

NO CHAIN

Reference Number: RP3714
12/09/24

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

m

web: www.fletcherpoole.com





5 Bedroom
Detached
Town House

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Close
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LL28 4DE

£479,950

NO CHAIN

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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")



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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

Double Garage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

