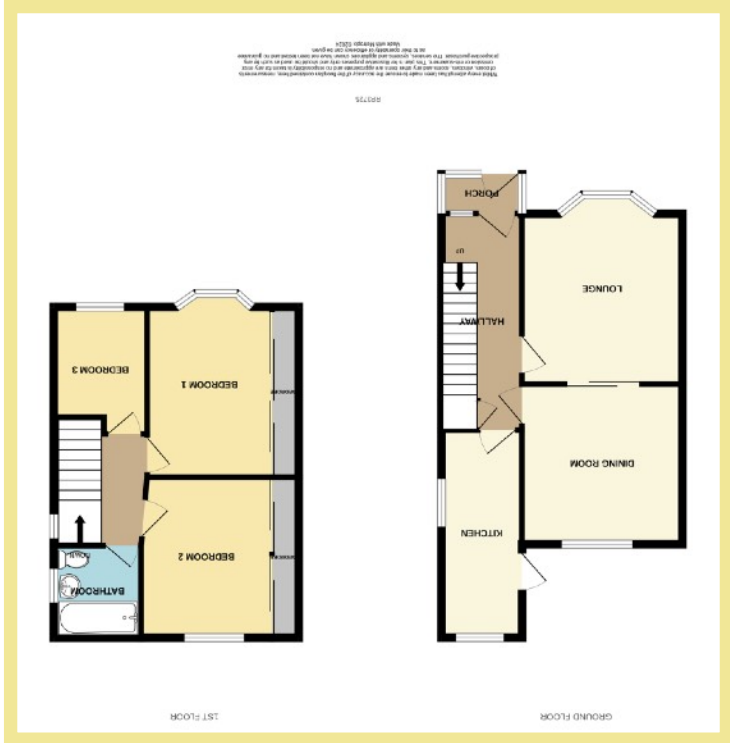


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or

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Fletcher & Poole



148 Penrhyn Avenue
Rhos on Sea
LL28 4LB

Three Bedroom Semi Detached House Walking Distance To The Promenade, Beach, Local Shops & Amenities

Description

This three bedroom semi detached house is walking distance to the promenade, beach, local shops and amenities in Rhos on Sea.

The accommodation on the ground floor comprises of:-

Entrance porch, hallway with under stairs storage, lounge with bay window and sliding doors into the dining room, kitchen with access into the rear garden.

Stairs lead up to the first floor where there are two double bedrooms, a single bedroom and family bathroom.

To the rear there is a low maintenance enclosed garden with well established trees and plants.

Outside to the front there is a small garden, driveway for off road parking and garage.

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

Viewing is essential to appreciate the convenient location this property offers.

- ✓ THREE BEDROOM SEMI DETACHED HOUSE
- ✓ ENCLOSED REAR GARDEN
- ✓ GARAGE
- ✓ OFF ROAD PARKING
- ✓ WALKING DISTANCE TO THE PROMENADE, BEACH, LOCAL SHOPS & AMENITIES
- ✓ NO CHAIN

Porch

1.66m x 0.84m (5'6" x 2'9")

Lounge

3.56m x 3.36m (11'8" x 11'0")



Kitchen

4.36m x 1.64m (14'4" x 5'5")



Dining Room

3.36m x 3.36m (11'0" x 11'0")



Bedroom One

3.62m x 2.60m (11'11" x 8'6")

Bedroom Two

3.35m x 2.75m (11'0" x 9'0")

Bedroom Three

2.08m x 1.94m (6'10" x 6'5")

Bathroom

1.94m x 1.74m (6'5" x 5'9")



Garage

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 one and three miles respectively and the property 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 where No 148 can be found on the right hand side.

Council Tax Band: D

Energy Efficiency Rating: Band D

3 bedroom
Semi Detached
House

148 Penrhyn Avenue
Rhos On Sea
LL28 4LB

£197,950

NO CHAIN

Reference Number: RP3725
23/09/24

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		