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Highlawns Cottage  
High Lane  
Rhos on Sea  
LL28 4SA





# Two Bedroom Detached Cottage Situated In A Quiet Cul De Sac With Extensive Landscaped Gardens

## Description

A well-presented two-bedroom detached cottage situated close to the local amenities of Rhos On Sea and set within landscaped gardens.

The property benefits from a full electrical rewire in recent years, replastered throughout and modern fitted kitchen with integrated appliances. Viewing is highly recommended to appreciate the unique position of this property, extensive landscaped gardens and location to Rhos on Sea village.

The accommodation briefly comprises, entrance through the porch/utility with fitted cupboards, which leads through into a spacious L-Shaped lounge/diner with dual aspect windows, solid wood flooring, and feature fireplace with log burner, an open archway provides access into the new modern fitted kitchen which benefits from an integrated Microwave, Oven, Dishwasher and Fridge Freezer with metro tiled splash backs, French doors provide access to a Sunroom which benefits from views of the extensive landscaped gardens, Upstairs there is a landing, master double bedroom with dual aspect windows and fitted wardrobes, a second double bedroom with dual aspect windows which is currently be used as a home office and a good-sized shower room.

Outside to the front there is access to a double garage. To the side of the property a gate provides access to the landscaped gardens which are laid to lawn with a variety of mature shrubs and trees with access to a summerhouse and shed. Steps lead up to a further large, decked area surrounded by mature trees with distant sea views.

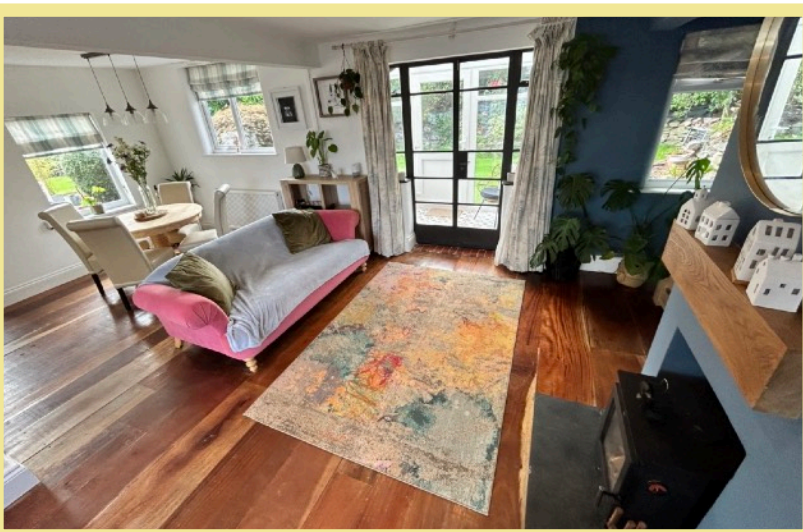
- ✓ TWO BEDROOM DETACHED COTTAGE SITUATED IN A QUIET CUL DE SAC LOCATION
- ✓ SET WITHIN EXTENSIVE LANDSCAPED GARDENS
- ✓ OFFERS OPEN PLAN LIVING WITH MODERN FITTED KITCHEN
- ✓ PRIVATE GARDENS WITH ELEVATED RAISED DECKED AREA
- ✓ DOUBLE GARAGE

## Porch/Utility

3.61m x 2.57m (11'10" x 8'5")

## Lounge/Diner

7.31m x 6.03m (24'0" x 19'9") Maximum



## Kitchen

2.93m x 2.53m (9'8" x 8'4")

## Sun Room

3.29m x 1.59m (10'10" x 5'3")

## Bedroom One

4.54m x 2.37m (14'11" x 7'9")



## Bedroom Two

3.25m x 2.58m (10'8" x 8'6")

## Shower Room

1.94m x 1.78m (6'5" x 5'10")



## Garage

5.57m x 5.06m (18'3" x 16'7")

## 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, Manchester International Airport 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 first right turn onto Rhos Road, proceed down the road and take the fifth right turn onto High Lane.

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

Energy Performance Rating Band E

2 Bedroom  
Detached  
Cottage

Highlawns Cottage  
High Lane  
Rhos on Sea  
LL28 4SA

£249,950

Reference Number: RP3739  
1/10/24

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

