

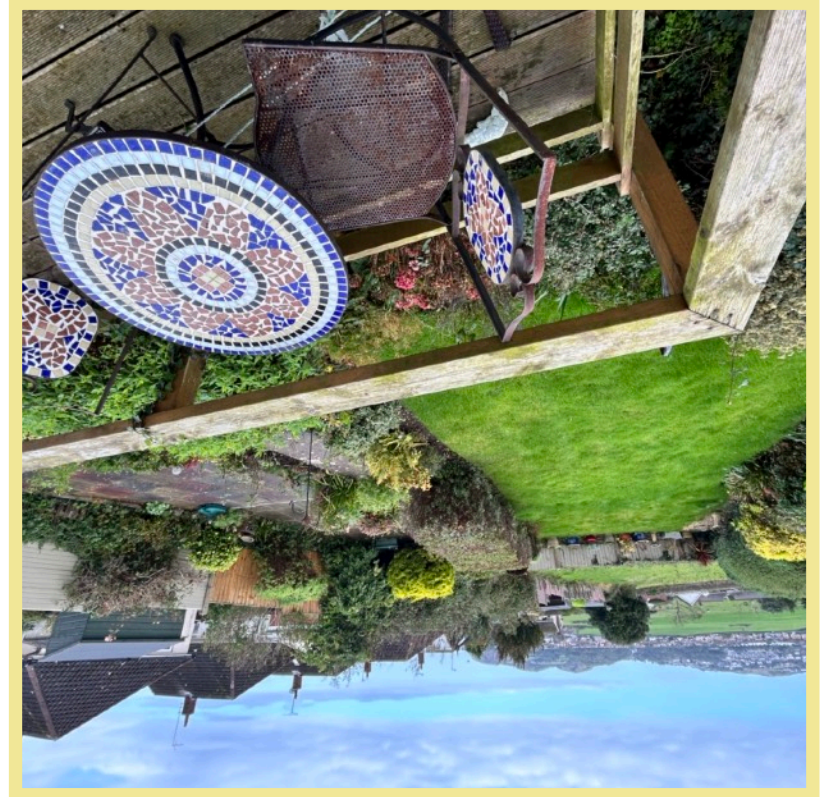
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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

www.fletcherpoole.com

Fletcher & Poole



2 Cambrian Drive
Rhos on Sea
LL28 4SL

Two/Three Bedroom Detached Dormer Bungalow Situated In A Sought After Residential Area With Far Reaching Hillside Views

Description

This spacious two/three bedroom detached dormer bungalow is situated in the desirable residential area of Rhos on Sea. Walking distance to the local shops and other amenities. The property benefits from ample off road parking, detached garage and far reaching hillside views.

The accommodation comprises of:-

Entrance porch, hallway, cloakroom, wet room with shower, lounge, kitchen/diner with balcony, conservatory, dining room/3rd bedroom. Stairs lead up from the hallway to the first floor where there are two double bedrooms both with fitted wardrobes, one concealing a toilet and wash basin and the other a wash basin. There is an under eaves storage room off the landing.

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

To the rear there is an enclosed garden, mainly laid to lawn with far reaching hillside views and patio seating area with balcony from the kitchen/diner which is a lovely place to take in the evening sun.

Access to the detached garage.

To the front there is ample off road parking on the driveway and garden area.

Viewing is highly recommended to appreciate the spacious layout, views and location.

- ✓ TWO/THREE BEDROOM DETACHED DORMER BUNGALOW
- ✓ ENJOYS FAR REACHING HILLSIDE VIEWS
- ✓ OFF ROAD PARKING
- ✓ GARAGE
- ✓ ENCLOSED REAR GARDEN
- ✓ CONSERVATORY
- ✓ NO CHAIN

Porch

4.14m x 0.89m (13'7" x 2'11")

Hallway

3.87m x 2.29m (12'9" x 7'6")

Lounge

4.87m x 3.67m (16'0" x 12'1")



Dining Room/Bedroom Three

3.72m x 3.65m (12'3" x 12'0")

Conservatory

3.05m x 2.66m (10'0" x 8'9")

Kitchen/Diner

4.17m x 4.04m (13'8" x 13'3")



Wet Room (Shower Room)

1.74m x 1.72m (5'9" x 5'8")

Cloakroom

1.74m x 0.89m (5'9" x 2'11")

Bedroom One

3.82m x 3.03m (12'7" x 9'11")



Bedroom Two

3.13m x 2.95m (10'3" x 9'8")

Garage

5.37m x 2.57m (17'8" x 8'5")

Location

Rhos on Sea is a very popular seaside resort famous for its shops and amenities. It is located between the larger resorts of Colwyn Bay and Llandudno and is also close to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

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

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

Energy Performance Rating Band D

2/3 Bedroom Detached Dormer Bungalow

2 Cambrian Drive
Rhos on Sea
LL28 4SL

£289,000

Reduced From £295,000

NO CHAIN

Reference Number:RP3741

4/10/24

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

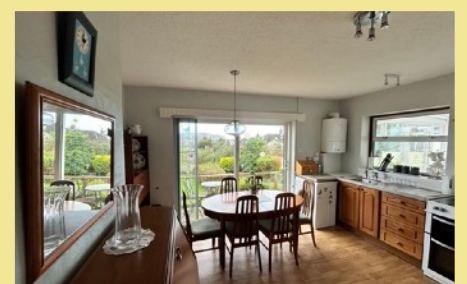
By appointment contact:

tel: 01492 549178

email:

rhosonseafletcherpoole.com

web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		