

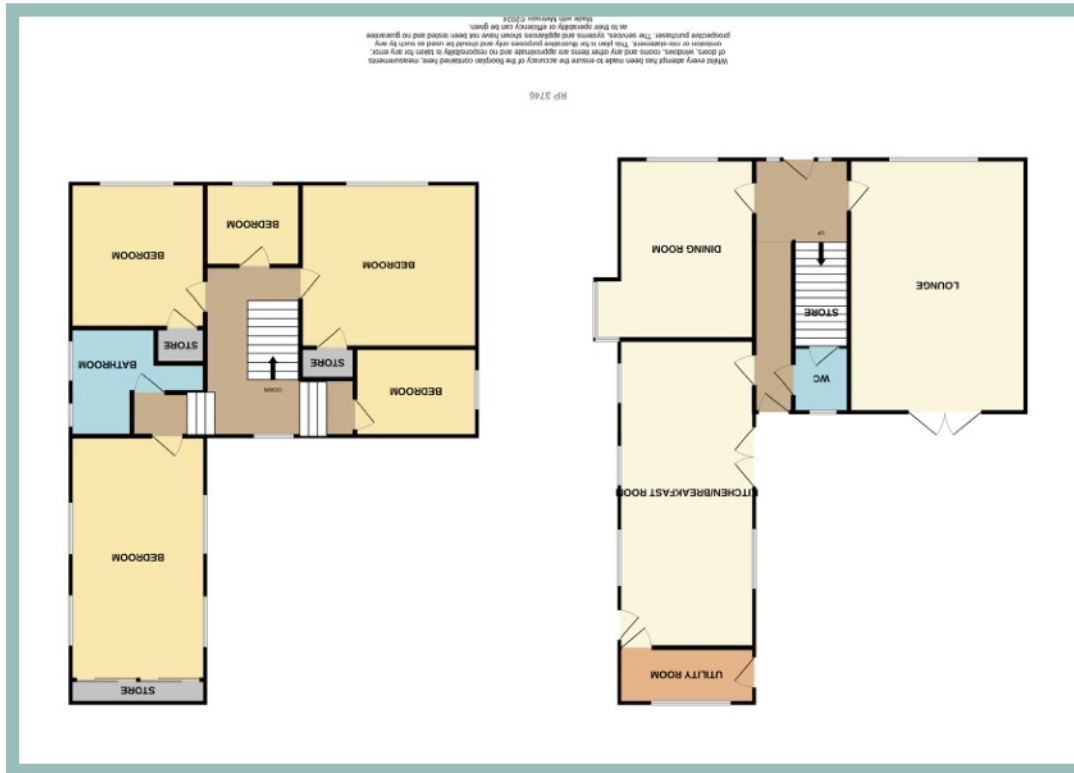
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



Ridge Cottage
8 Penrhos Road
Rhos on Sea
LL28 4DB

Five Bedroom Detached House

Situated Close To the Promenade & Enjoying Sea Views

Description

This attractive double fronted five bedroom detached house was designed and lived in by the renowned architect Sidney Faulkes. This Grade II listed property has recently been refurbished throughout to an extremely high standard and whilst retaining the character and charm of an individually designed house a beautiful modern family home has been created. The property also benefits from sea views and is only a stones throw from the promenade and close to the amenities of Rhos on Sea and Colwyn Bay.

Outside there is a garage to the front of the property, a tiered front garden and lawn to the side and rear. There are also covered paved seating areas to the front and rear with distinctive original verandas.

The accommodation on the ground floor comprises of hallway, light and spacious double aspect lounge with panelling, coved ceiling and access to the garden, dining/sitting room, w.c., and large kitchen/breakfast room with a range cooker and access to a utility room. To the first floor the split level landing gives access to five bedrooms, three benefitting from sea views and a family bathroom with separate bath and shower.

There is a newly installed gas central heating system and the windows are a mixture of double glazed or refurbished single glazed that are in keeping with the property.

- ✓ ATTRACTIVE DOUBLE FRONTED FIVE BEDROOM DETACHED HOUSE
- ✓ CHARACTER PROPERTY DESIGNED BY RENOWNED ARCHITECT SIDNEY FAULKES
- ✓ GRADE II LISTED PROPERTY WHICH HAS RECENTLY BEEN SYMPATHETICALLY REFURBISHED THROUGHOUT
- ✓ RETAINS CHARACTER AND CHARM WHILST AT THE SAME TIME A MODERN FAMILY HOME
- ✓ SEA VIEWS AND ONLY A STONES THROW FROM THE PROMENADE
- ✓ GARAGE AND GARDEN WITH DISTINCTIVE COVERED VERANDAHS TO FRONT AND REAR
- ✓ NO CHAIN



5 Bedroom
Detached
House

Ridge Cottage
8 Penrhos Road
Rhos on Sea
LL28 4DB

£649,950

NO CHAIN

Reference Number: RP3746
8/10/24

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

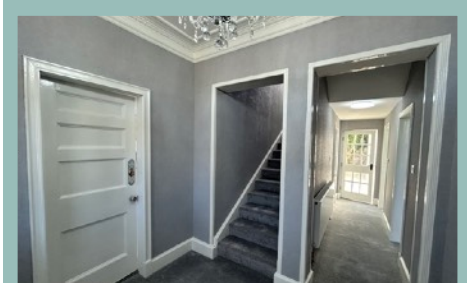
Valuation

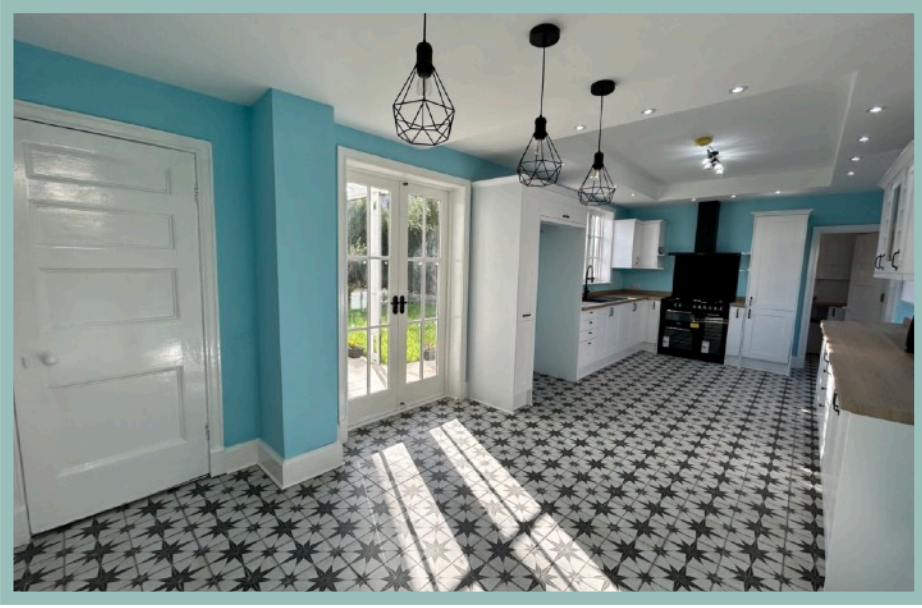
Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment. Contact:

tel: 01492 549178
email: rhosonsea@fletcherpoole.com
m
web: www.fletcherpoole.com





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Lounge

6.38m x 4.46m (20'11" x 14'8")

Dining/Sitting Room

4.59m x 3.41m (15'1" x 11'2")

Kitchen/Breakfast Room

7.81m x 3.26m (25'8" x 10'9")

W.C.

1.61m x 1.29m (5'4" x 4'3")

Utility Room

3.28m x 1.37m (10'9" x 4'6")

Bedroom One

6.18m x 3.32m (20'3" x 10'11")

Bedroom Two

4.23m x 4.11m (13'11" x 13'6")

Bedroom Three

3.64m x 3.41m (11'11" x 11'2")

Bedroom Four

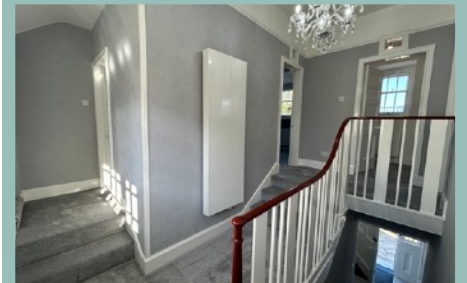
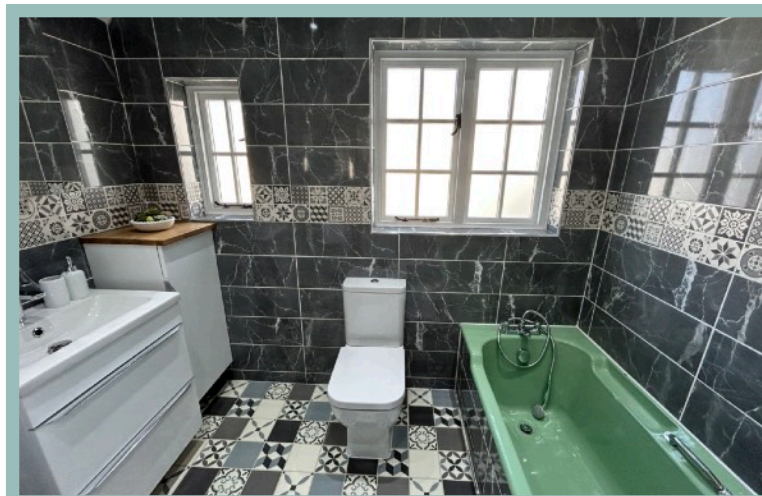
2.41m x 2.03m (7'11" x 6'8")

Bedroom Five

2.41m x 2.03m (7'11" x 6'8")

Bathroom

3.39m x 2.54m (11'2" x 8'4") Maximum



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 towards the Promenade, turn right onto the Promenade where Penrhos Road can be found fourth on the right.

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

Energy Performance Rating Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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