

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 for you.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



4 Francis Avenue
Rhos on Sea
LL28 4DL

Beautifully Presented Detached Period Five Bedroom Family Home Retaining A Wealth Of Character In A Highly Desirable Location

Description

This beautifully presented detached period five bedroom family home is situated in a desirable location, steps away from Cayley Promenade & beach and only a short walk to the local shops, cafes and other amenities of Rhos on Sea.

The property retains a wealth of character and original features with well proportioned rooms, high ceilings, beautiful feature stained glass window, decorative coving and picture rails.

Viewing is highly recommended to appreciate the character, immaculate presentation and desirable location.

The accommodation on the ground floor comprises of:-

Covered entrance, porch with original stained glass front door, spacious hallway, traditional lounge with beautiful box bay feature window with original stained glass and feature fireplace, contemporary family room with multi fuel burner, bay window and custom made built-ins for storage, L shaped kitchen/diner with fitted kitchen and large island, underfloor heating and French doors onto the rear garden, utility room with access to the garden, cloakroom with understairs storage. A wide staircase leads to a spacious landing, master bedroom with bay window and ensuite cloakroom, a further four double bedrooms and family bathroom with separate shower. Gas central heating, part UPVC double glazing and a fully boarded loft with ladder.

To the rear the enclosed garden is laid to lawn with a variety of well established trees, plants & shrubs, block paved patio seating area and two garden sheds, one round the side of the house and one in the back garden.

To the front is a block paved driveway with ample off road parking, double gates, garden area laid to lawn and access to the rear garden at the side.

The property benefitted from a brand new roof ten months ago.

- ✓ BEAUTIFULLY PRESENTED DETACHED FIVE BEDROOM PERIOD FAMILY HOME
- ✓ WELL PROPORTIONED ROOMS RETAINING A WEALTH OF CHARACTER AND ORIGINAL FEATURES
- ✓ HIGHLY DESIRABLE LOCATION
- ✓ WALKING DISTANCE TO THE PROMENADE, BEACH, LOCAL SHOPS & OTHER AMENITIES
- ✓ ENCLOSED REAR GARDEN
- ✓ OFF ROAD PARKING

5 Bedroom
Detached
Family Home

4 Francis Avenue
Rhos on Sea
LL28 4DL

£549,950

Reference Number: RP3752
10/10/24

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

Registered Company
Number 4687367

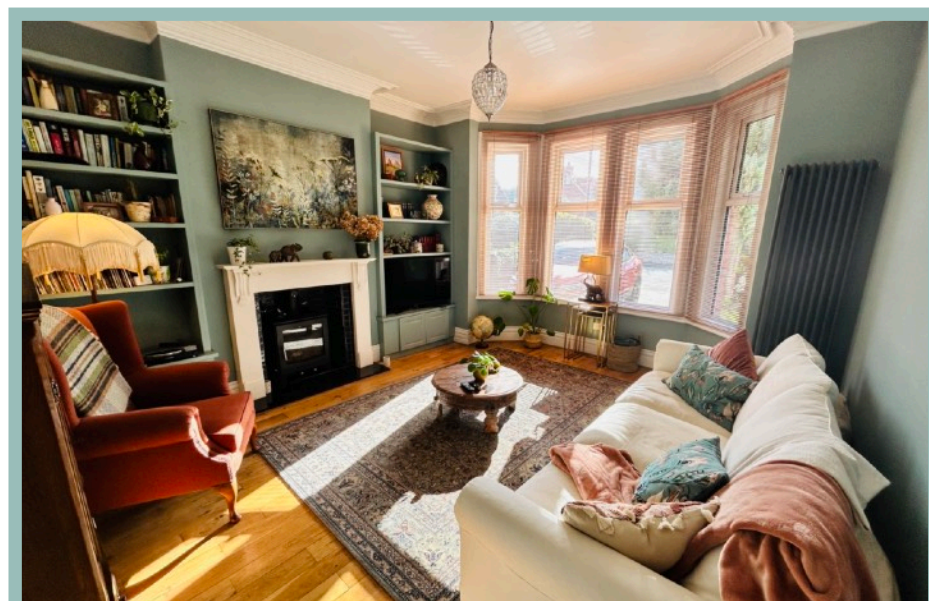
Valuation

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: rhosonseasales@fletcherpoole.com
web: www.fletcherpoole.com





5 Bedroom
Detached
Family Home

4 Francis Avenue
Rhos on Sea
LL28 4DL
£549,950

Reference Number: R3752
10/10/24

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: rhosonseasales@fletcherpoole.com
web: www.fletcherpoole.com

Porch

1.51m x 1.22m (5'0" x 4'0")

Lounge

4.33m x 3.65m (14'3" x 12'0")

Family Room

4.10m x 3.95m (13'6" x 13'0")

Kitchen/Diner

6.84m x 5.79m (22'5" x 19'0")

Utility Room

3.00m x 2.71m (9'10" x 8'11")

Cloakroom

2.05m x 0.84m (6'9" x 2'9")

Master Bedroom

4.11m x 3.94m (13'6" x 12'11")

Ensuite

1.63m x 1.46m (5'4" x 4'10")

Bedroom Two

4.09m x 3.65m (13'5" x 12'0")

Bedroom Three

4.35m x 3.63m (14'3" x 11'11")

Bedroom Four

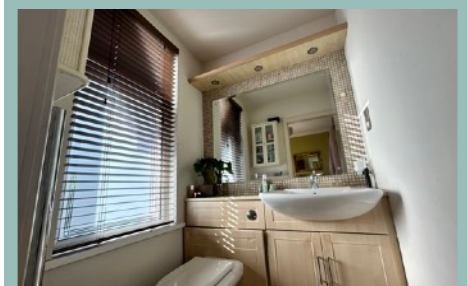
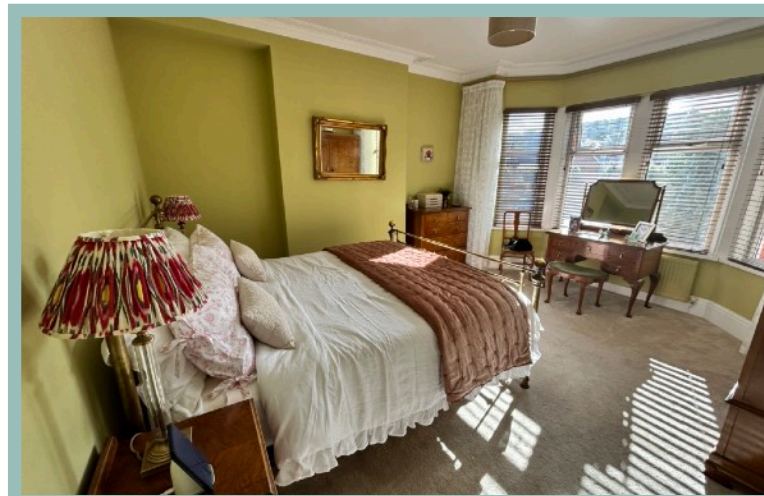
3.04m x 3.00m (10'0" x 9'10")

Bedroom Five

3.01m x 2.74m (9'11" x 9'0")

Bathroom

2.61m x 1.89m (8'7" x 6'3")



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, take the second right turn onto Cayley Promenade, turn right onto Whitehall Road where Francis Avenue can be found third turning on the left.

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

Energy Performance Rating Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

5 Bedroom
Detached
Family Home

4 Francis Avenue
Rhos on Sea
LL28 4DL

£549,950

Reference Number: RP3752
10/10/24

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

