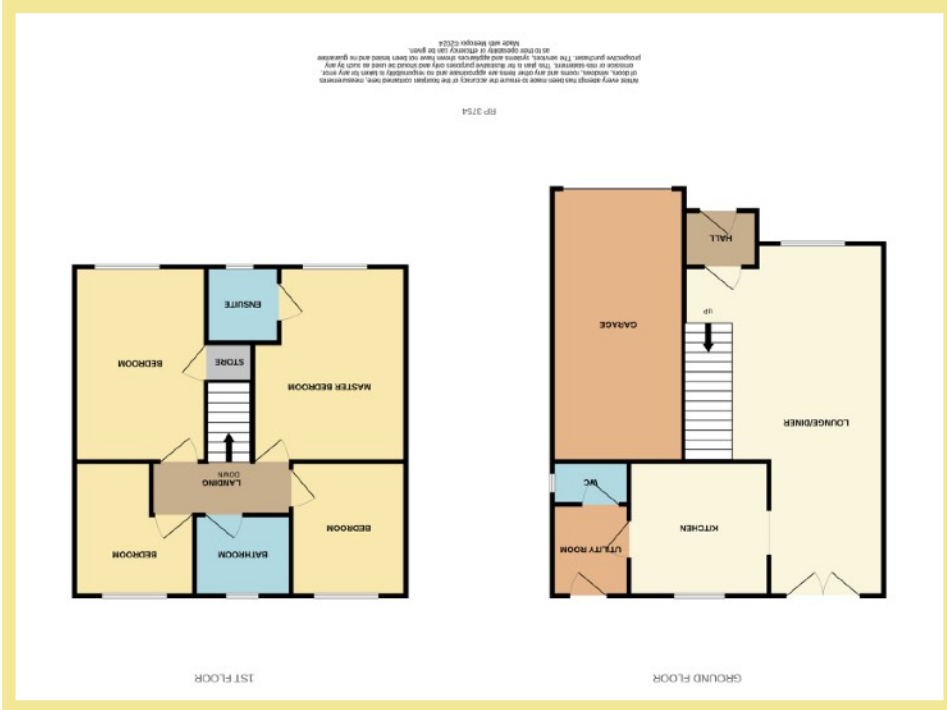


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf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

www.fletcherpoole.com

Fletcher & Poole



Modern Detached Four Bedroom House Situated In A Sought After Residential Area

Description

This modern four bedroom detached house is situated in a sought after residential area in a cul de sac; close to the promenade and the amenities of Rhos on Sea and Colwyn Bay. The well planned accommodation comprises on the ground floor of entrance hall, open plan lounge/diner with direct access to the garden, kitchen, utility room and w.c. To the first floor there are four bedrooms, the master with an ensuite shower room and a family bathroom. There is UPVC double glazing and gas central heating.

Outside to the front there is ample off road parking and access to the garage. The rear garden is part paved, with a lawn and a decked seating area.

- ✓ MODERN FOUR BEDROOM DETACHED HOUSE
- ✓ WELL PLANNED ACCOMMODATION WITH GARAGE AND OFF ROAD PARKING
- ✓ SITUATED IN SOUGHT AFTER RESIDENTIAL AREA CLOSE TO THE PROMENADE
- ✓ ENCLOSED REAR GARDEN, PART PAVED & WITH DECKED SEATING AREA
- ✓ NO CHAIN

Lounge/Diner

6.92m x 4.09m (22'8" x 13'5") Maximum



Kitchen

2.87m x 2.77m (9'5" x 9'1")



Utility

1.90m x 1.58m (6'3" x 5'2")

WC.

1.58m x 0.88m (5'2" x 2'11")

Bedroom One

4.19m x 3.07m (13'9" x 10'1") Maximum

Ensuite

1.60m x 1.45m (5'3" x 4'9")

Bedroom Two

4.19m x 2.70m (13'9" x 8'11")

Bedroom Three

2.63m x 2.26m (8'8" x 7'5")

Bedroom Four

2.65m x 2.56m (8'9" x 8'5") Maximum

Bathroom

1.92m x 1.67m (6'4" x 5'6")



Garage

5.27m x 2.96m (17'4" x 9'9")

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 three miles 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 our Rhos On Sea office turn towards the promenade, turn right onto the promenade, take the second right turn onto Cayley Promenade, turn right onto Eberston Road East. Proceed along this road and Beckett Close can be found the second road on the left.

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

Energy Performance Rating Band C

4 Bedroom
Detached
House

10 Beckett Close
Rhos On Sea
LL28 4DX

£329,950

Reference Number: RP3754
10/10/24

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

Registered Company
Number 4687367

Valuation

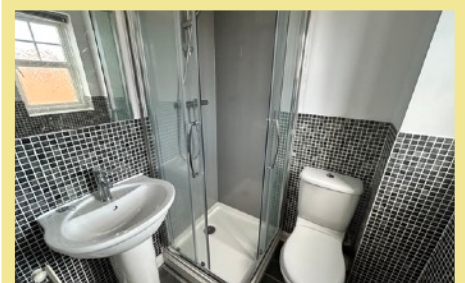
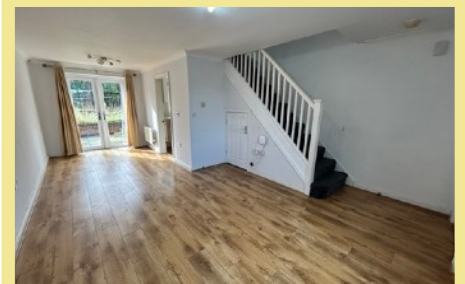
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhos@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		