

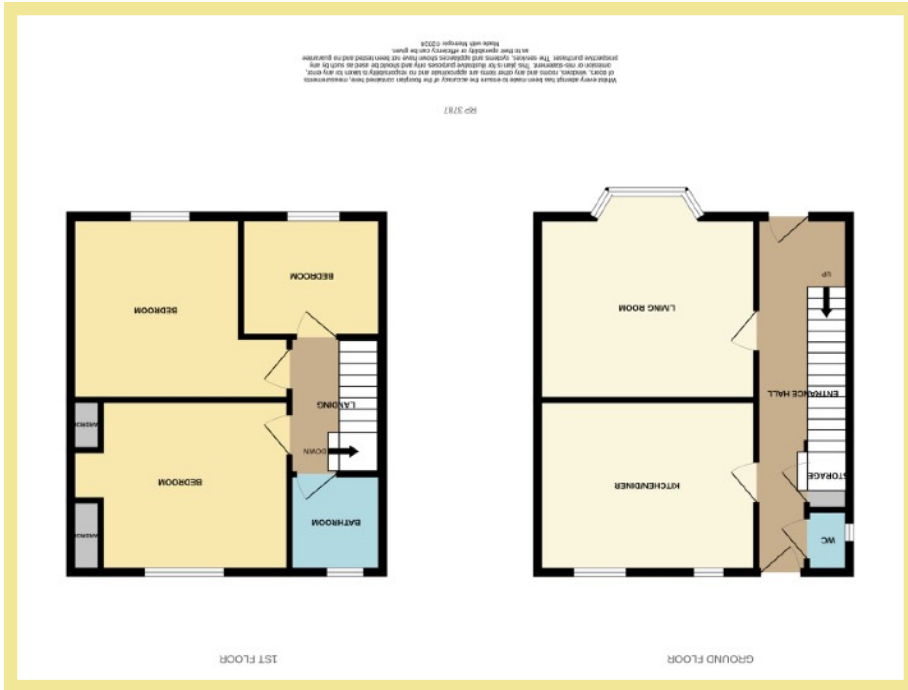
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com

Fletcher & Poole



10 Second Avenue
Rhos on Sea
LL28 4LZ

Beautifully Presented Three Bedroom Semi Detached House Situated In A Convenient Location

Description

This beautifully presented three-bedroom semi-detached house is situated close to the local shops, schools, amenities, and transport links. The property benefits from gas central heating and UPVC double glazing throughout. The accommodation comprises of: Entrance hallway, lounge with bay window, spacious kitchen with dining area, understairs storage and w.c. To the first floor there are two double bedrooms, one single bedroom and family bathroom. Front of the property is lawned with ample off road parking and there is a large enclosed rear garden with paved patio seating.

- ✓ WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ ENCLOSED GOOD SIZE REAR GARDEN WITH PAVED PATIO SEATING AREA
- ✓ OFF ROAD PARKING

Lounge

4.23m x 3.56m (13'11" x 11'8")



Kitchen

4.23m x 3.21m (13'11" x 10'7")



W.C.

1.29m x 0.74m (4'3" x 2'5")

Bedroom One

4.27m x 3.20m (14'0" x 10'6")



Bedroom Two

4.27m x 3.55m (14'0" x 11'8")

Bedroom Three

2.75m x 2.34m (9'0" x 7'8")

Bathroom

1.90m x 1.77m (6'3" x 5'10")



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 and proceed along Penrhyn Avenue, turn left onto Church Road, turn right onto First Avenue and when the road forks take the left turn onto Second Avenue.

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

Energy Performance Rating Band "D"

3 Bedroom
Semi Detached
House

10 Second Avenue
Rhos on Sea
LL28 4LZ

£219,950

Reference Number: RP3787
14/11/2024

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

Registered Company
Number 4687367

Valuation

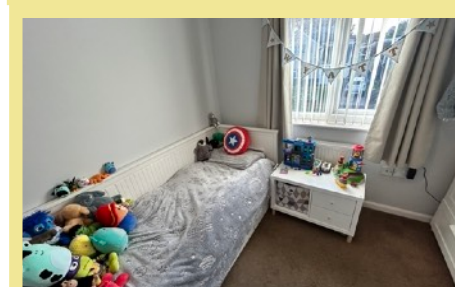
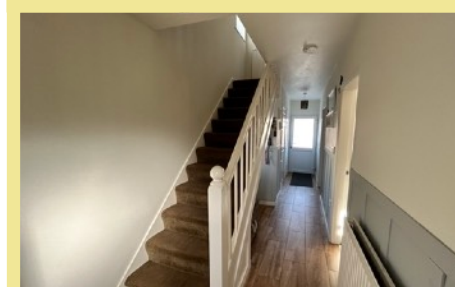
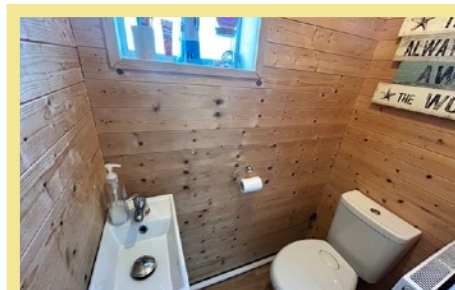
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhosonseafletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		