

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](http://www.fletcherpoole.com)

Fletcher & Poole  
DIAMOND COLLECTION



15 Ebberston Road East  
Rhos on Sea  
LL28 4DR



# Impressive Six Bedroom Detached House Situated In A Sought After Residential Area

## Description

This impressive six bedroom detached house boasts light and spacious accommodation whilst being full of character and charm including coved ceilings, large bay windows and wooden flooring. Viewing is highly recommended to not only appreciate the size and layout of the rooms which are laid out over three floors but also the location as it's in a sought after residential area, close to amenities and only a short walk to the promenade. Occupying a corner plot there is ample off road parking, a detached garage with up and over door and electric and three storage rooms to the rear of it. The garage is landscaped with lawn, a variety of well established plants and shrubs and various seating areas including a courtyard, a large paved area ideal for entertaining and a covered raised veranda at the rear with direct access from the house. On the ground floor the accommodation comprises of entrance hall which opens into a large 'hallway' that is an additional reception room, lounge with bay window to the front aspect, dining/sitting room with access to the covered veranda, breakfast room which opens onto the kitchen also with access to decking/veranda, utility room and w.c. To the first floor there are four double bedrooms with the master bedroom benefitting from an ensuite shower room and a family bathroom complete with claw foot bath and walk in shower. To the second floor there are a further two double bedrooms ideal for a home office and also access to valuable under eaves storage. There is gas central heating and UPVC double glazing.

- ✓ IMPRESSIVE SIX BEDROOM DETACHED HOUSE
- ✓ LIGHT AND SPACIOUS ACCOMMODATION FULL OF CHARACTER AND CHARM
- ✓ MUST BE VIEWED TO APPRECIATE THE SIZE AND LAYOUT
- ✓ OCCUPIES A CORNER PLOT WITH WRAP AROUND GARDEN, AMPLE OFF ROAD PARKING AND DETACHED GARAGE
- ✓ SITUATED IN SOUGHT AFTER RESIDENTIAL AREA AND ONLY A SHORT WALK TO THE PROMENADE



6 Bedroom  
Detached House

15 Ebberston Road  
East  
Rhos on Sea  
LL28 4DR

£649,950

Reference Number: RP3793  
19/11/24

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](mailto:rhosonsea@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)







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#### Entrance Hall

2.13m x 1.58m (7'0" x 5'2")

#### Hallway/Sitting Room

5.05m x 4.84m (16'7" x 15'11") Maximum

#### Lounge

5.38m x 5.18m (17'8" x 17'0") Maximum

#### Dining/Sitting Room

5.31m x 4.48m (17'5" x 14'8")

#### Breakfast Room

4.57m x 2.51m (15'0" x 8'3")

#### Kitchen

6.34m x 3.37m (20'10" x 11'1") Maximum

#### Utility Room

2.07m x 1.71m (6'10" x 5'8")

#### W.C.

1.26m x 1.96m (4'2" x 6'5")

#### Bedroom One

5.07m x 4.22m (16'2" x 13'10")

#### Ensuite

3.33m x 1.25m (10'11" x 4'1")

#### Bedroom Two

4.78m x 4.64m (15'8" x 15'3")

#### Bedroom Three

4.34m x 3.60m (14'3" x 11'10")

#### Bedroom Four

5.24m x 2.30m (17'2" x 7'7")

#### Bathroom

3.56m x 2.72m (11'8" x 8'11")

#### Bedroom Five

3.54m x 2.88m (11'7" x 9'5")

#### Bedroom Six

3.40m x 3.12m (11'2" x 10'3")





## Garage

4.97m x 3.69m (16'4" x 12'1")

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

## 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, bear left to continue along Cayley Promenade, take the second right onto Eberston Road East.

Council Tax Band: "H" (provided on [voa.gov.uk](http://voa.gov.uk))

Energy Performance Rating Band E

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