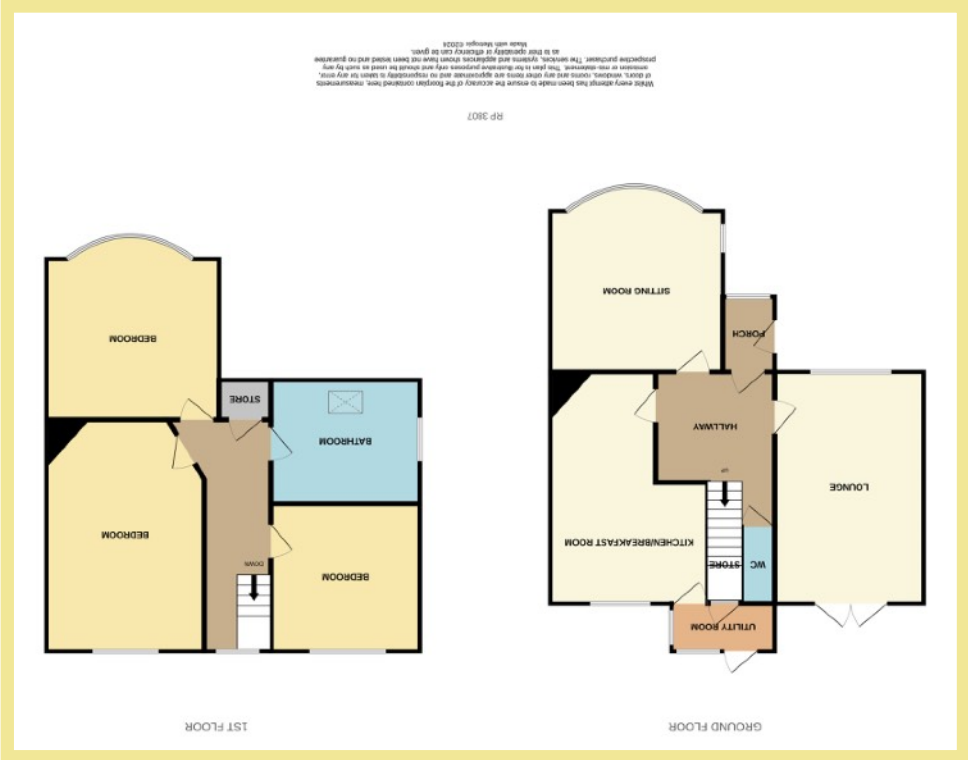
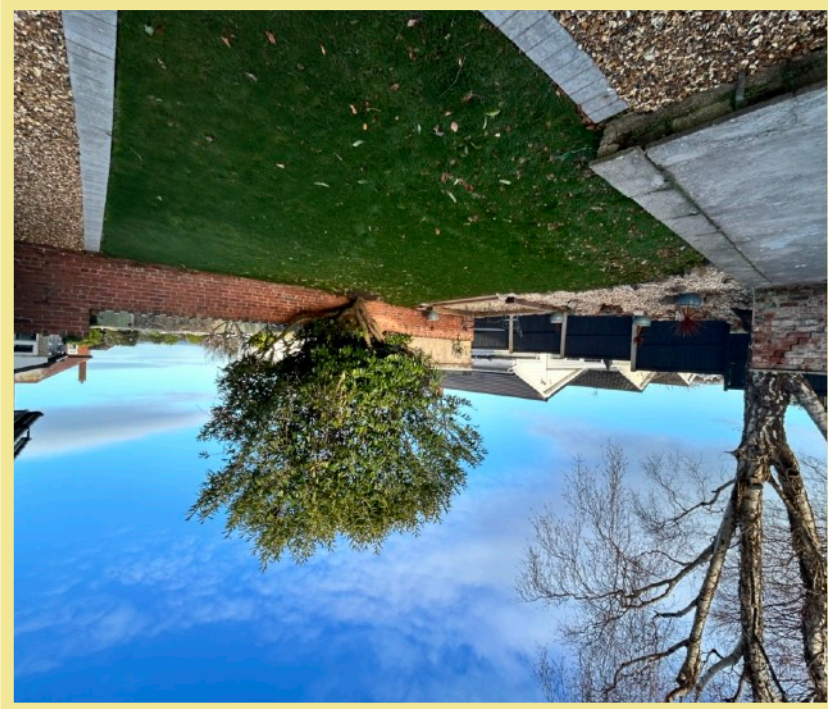


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or

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Fletcher & Poole



Spacious Three Bedroom Semi Detached House Recently Refurbished

Description

This spacious three bedroom semidetached house is situated close to the amenities of Rhos on Sea. The property has been totally refurbished by the present vendors to include new electrics, new boiler and central heating system, new windows and insulation in the loft and external walls. Also decorated through out with new carpets there is also a newly installed kitchen with integrated hob and oven and dishwasher and a modern contemporary bathroom with separate walk in shower. Outside the front garden has been landscaped to include ample off road parking and the good size rear garden is part lawn, decorative stone with a seating area and an area with the potential to put a storage unit or summer house. The accommodation on the ground floor comprises porch, hallway, cloakroom, front reception room with a bay window and distinctive tiled fireplace, a further reception room with a dual aspect and French doors giving access to the garden, kitchen, utility room and store room. To the first floor there is a landing with built in storage, three good size bedrooms and a family bathroom.

- ✓ SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE
- ✓ TOTALLY REFURBISHED AND UPDATED THROUGHOUT
- ✓ MUST BE VIEWED TO APPRECIATE THE LAYOUT AND STANDARD OF FINISH
- ✓ AMPLE OFF ROAD PARKING AND GOOD SIZE REAR GARDEN
- ✓ NO CHAIN

Front Reception Room

4.37m x 4.01m (14'4" x 13'2")



Kitchen

4.37m x 3.41m (14'4" x 11'2")



Reception Room

5.32m x 3.42m (17'5" x 11'3")

Cloakroom

1.63m x 0.78m (5'4" x 2'7")

Utility Room

2.38m x 1.10m (7'10" x 3'7")

Bedroom One

4.46m x 4.02m (14'8" x 13'2")



Bedroom Two

4.37m x 3.40m (14'4" x 11'2")

Bedroom Three

3.43m x 2.75m (11'3" x 9'0")

Bathroom

3.43m x 2.44m (11'3" x 8'0")



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 down Penrhyn Avenue, pass the cricket club on the left, Church Road can be found at the crossroads with Penrhyn Avenue.

Council Tax Band: "E"
Energy Performance Rating Band C

3 Bedroom
Semi Detached
House

76 Church Road
Rhos on Sea
LL28 4YS

£339,950

NO CHAIN

Reference Number:RP3807
10/12/24

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:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com

