

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

www.fletcherpoole.com

Fletcher & Poole



19 Church Drive
Rhos on Sea
LL28 4PB

Beautifully Presented Three Bedroom Semi Detached House Situated In A Sought After Area

Description

This beautifully presented three bedroom semidetached house is situated in a sought after residential area, close to amenities and with the promenade at the end of the road. The spacious and well planned accommodation benefits from an open plan kitchen, dining and sitting room and three double bedrooms. Outside there is garden to the front and enclosed rear garden which is partly paved and laid to artificial lawn with a covered seating area. On the ground floor the accommodation comprises of porch, spacious hallway, shower room, lounge with box bay window to the front aspect, open plan kitchen, dining and sitting room with French doors to the garden and modern contemporary kitchen and a good size utility room. To the first floor there are three double bedrooms and a family bathroom with corner bath. There is UPVC double glazing and gas central heating with a boiler that is less than two years old.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- ✓ SPACIOUS & WELL PLANNED ACCOMMODATION
- ✓ BENEFITS FROM OPEN PLAN KITCHEN/DINING/SITTING ROOM
- ✓ SITUATED IN A SOUGHT AFTER AREA CLOSE TO AMENITIES & THE PROMENADE
- ✓ ENCLOSED GARDEN TO REAR WITH COVERED SEATING AREA

Hallway

4.01m x 3.34m (13'2" x 11'0") Maximum

Lounge

4.11m x 4.09m (13'6" x 13'5") Maximum



Kitchen/Dining/Sitting Room

7.54m x 3.63m (24'9" x 11'11") Maximum



Shower Room

2.23m x 1.17m (7'4" x 3'10")

Utility Room

2.43m x 2.01m (8'0" x 6'7")

Bedroom One

4.08m x 3.65m (13'5" x 12'0")



Bedroom Two

4.34m x 3.31m (14'3" x 10'11")

Bedroom Three

3.20m x 3.06m (10'6" x 10'1")

Bathroom

2.60m x 1.55m (8'7"x 5'1")



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, turn right onto Colwyn Avenue, turn left onto Abbey Road, continue to the crossroads, turn right onto Church Drive.

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

Energy Performance Rating Band "D"

3 Bedroom Semi Detached House

19 Church Drive
Rhos on Sea
LL28 4PB

£314,950

Reference Number:RP3831
22/01/25

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

Registered Company
Number 4687367

Valuation

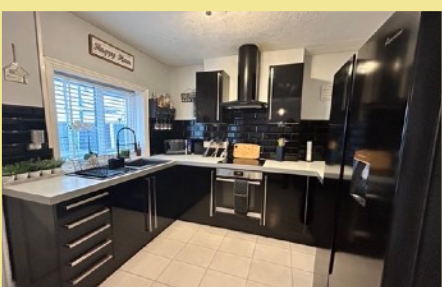
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		62 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		