

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.

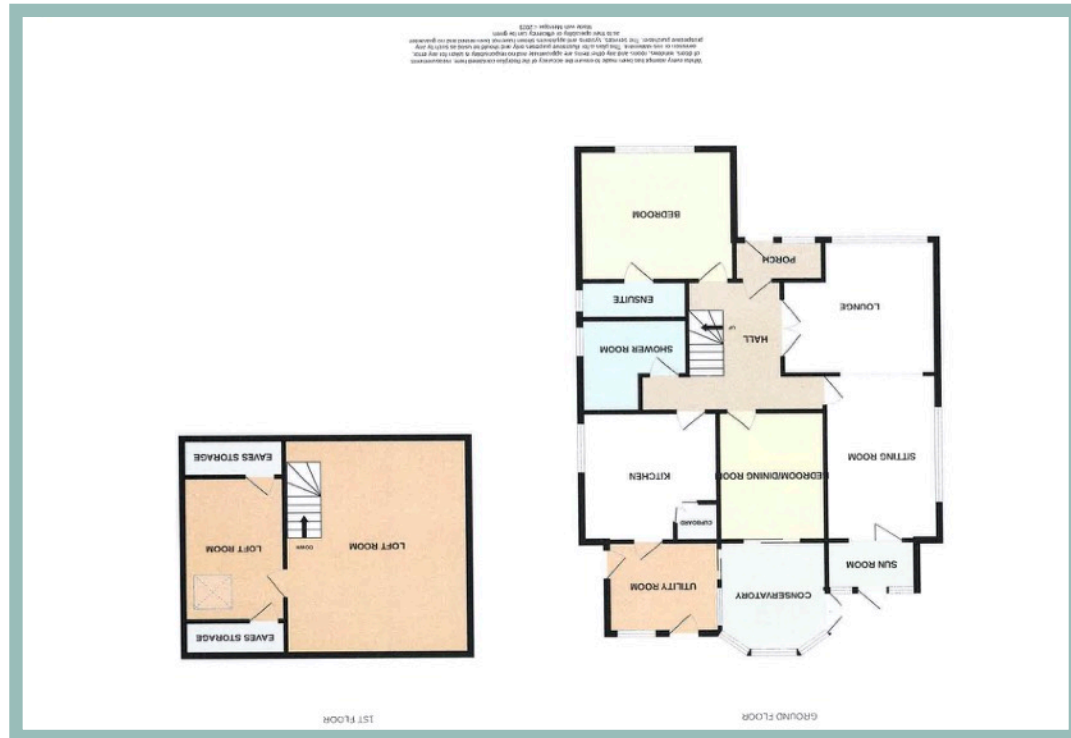
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by you yourself or your advisers.

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 contact.

www.fletcherpoolle.com



Fletcher & Poole
DIAMOND COLLECTION



Two Bedroom Detached Bungalow Situated In A Highly Sought After Location

Description

Situated on one of the most sought after roads in Rhos on Sea this two bedroom detached bungalow is close to Cayley Promenade and only a short walk to the shops and amenities of Rhos village. The spacious accommodation must be viewed to appreciate the size and layout as the current owners have not only updated the interior but created two good size loft rooms accessed by a fixed stairway.

To the front and side of the property there is ample off road parking, a detached garage and enclosed rear garden landscaped with paving, artificial grass and a selection of plants and shrubs.

The accommodation comprises of entrance porch, good size hallway, lounge which opens into a further sitting room, sun room/study, conservatory, kitchen with access to a large utility room, two bedrooms, the master benefitting from an ensuite and the other currently being used as a dining room and a modern contemporary shower room with walk in shower. Stairs from the hallway lead to two good size loft rooms.



- ✓ TWO BEDROOM DETACHED BUNGALOW WITH ADDITIONAL LOFT ROOMS
- ✓ SPACIOUS VERSATILE ACCOMMODATION
- ✓ SITUATED IN A HIGHLY SOUGHT AFTER LOCATION CLOSE TO PROMENADE
- ✓ AMPLE OFF ROAD PARKING, GARAGE & ENCLOSED REAR GARDEN



2 Bedroom
Detached
Bungalow

4 Green Road
Rhos on Sea
LL28 4DY

£449,950

Reference Number: RP3339
21/02/25

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

Registered Company
Number 4687367

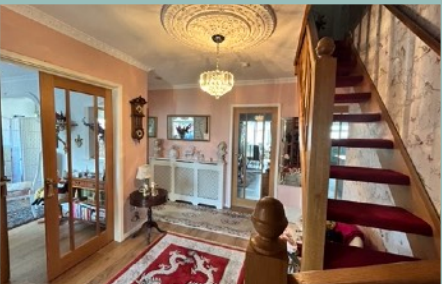
Valuation

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





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Lounge

4.82m x 3.94m (15'10" x 12'11")

Sitting Room

4.85m x 3.63m (15'11" x 11'11")

Sun Room

4.70m x 1.95m (15'5" x 6'5")

Kitchen

3.73m x 3.55m (12'3" x 11'8")

Utility

3.38m x 2.48m (11'1" x 8'2")

Conservatory

4.25m x 3.07m (13'11" x 10'1")

Bedroom Two/Dining Room

3.58m x 3.17m (11'9" x 10'5")

Master Bedroom

3.96m x 3.60m (13'10" x 11'10")

Ensuite Shower Room

2.94m x 2.56m (9'8" x 8'5")

Shower Room

2.94m x 2.56m (9'8" x 8'5")

Attic Room 1

5.81m x 3.87m (19'1" x 12'9")

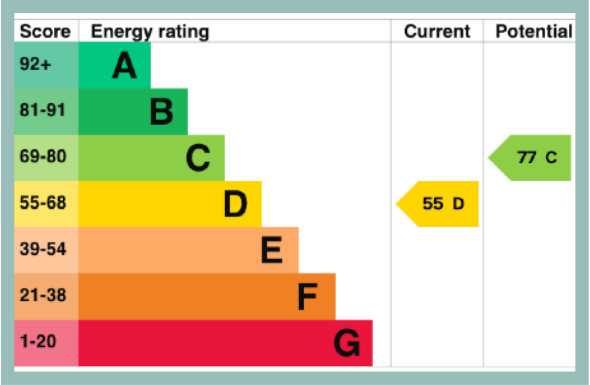
Attic Room 2

3.03m x 2.82m (9'11" x 9'3")



Garage

5.41m x 2.61m (17’9” x 8’7”)



Council Tax Band: “F” (provided on voa.gov.uk)

Energy Performance Rating Band D

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. The property is also conveniently located for the local bus stop.

Directions

From the Rhos On Sea office turn right towards the Promenade, turn right onto the Promenade and continue right onto the Cayley Promenade, bear right onto Whitehall Road, Green Road can be found on the left hand side.

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