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



10 Wainwright Close  
Rhos on Sea  
LL28 4DZ

# Spacious Well Planned Three Bedroom Town House Situating In A Sought After Area Steps Away From The Promenade & Beach

## Description

This three bedroom townhouse is situated in a sought after quiet residential area, steps away from the promenade & beach and close to the local shops, schools and other amenities of both Rhos on Sea and Colwyn Bay. The accommodation is laid over three floors and comprises of:-

Entrance hallway with cloakroom, spacious lounge/diner with French doors out onto the garden, kitchen. Stairs lead up to the first floor where there are two bedrooms and family bathroom. One of the bedrooms has access to the large balcony with far reaching countryside views. A lovely place to sit and relax enjoying the sun throughout the day and into the evening. The spacious Master suite is found on the second floor and has a dressing area with plenty of storage and ensuite shower room.

To the rear is an enclosed garden, laid to lawn with patio seating area. Access to the detached garage is from the front with off road parking.

The townhouse benefits from UPVC double glazing and gas central heating throughout.

Viewing is essential to appreciate the spacious layout and convenient location.

- ✓ WELL PLANNED THREE BEDROOM TOWN HOUSE
- ✓ LARGE BALCONY WITH FAR REACHING COUNTRYSIDE VIEWS
- ✓ MASTER SUITE WITH DRESSING AREA & ENSUITE SHOWER ROOM
- ✓ DETACHED GARAGE & OFF ROAD PARKING
- ✓ ENCLOSED REAR GARDEN
- ✓ STEPS AWAY FROM THE PROMENADE & BEACH
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS & OTHER AMENITIES IN BOTH RHOS ON SEA & COLWYN BAY
- ✓ NO CHAIN

## Lounge/Diner

17'6" x 13'6" (5.33m x 4.12m)



## Kitchen

9'9" x 9'6" (2.98m x 2.89m)



## Cloakroom

6'3" x 6'2" (1.90m x 1.88m)

## Master Bedroom

13'6" x 12'8" (4.10m x 3.85m)



## Dressing Area

8'11" x 6'2" (2.72m x 1.86m)

## Ensuite Shower Room

8'11" x 6'5" (2.71m x 1.95m)

## Bedroom Two

13'6" x 9'7" (4.12m x 2.93m)

## Bedroom Three

8'3" x 6'9" (2.51m x 2.05m)

## Bathroom

6'6" x 5'11" (1.98m x 1.80m)

## Balcony

14'0" x 7'1" (4.26m x 2.16m)

## 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 Llandudno and Colwyn Bay are close by 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 right towards the Promenade, turn right onto the Promenade, take the second right onto Cayley Promenade, as the road bears right carry straight on remaining on Cayley Promenade, turn right onto Llannerch Road East, first left onto Wainwright Close.

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

Energy Performance Rating Band C

## 3 Bedroom Town House

10 Wainwright Close  
Rhos on Sea  
LL28 4DZ

**£339,950**

Reference Number: RP3879  
6/03/25

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		