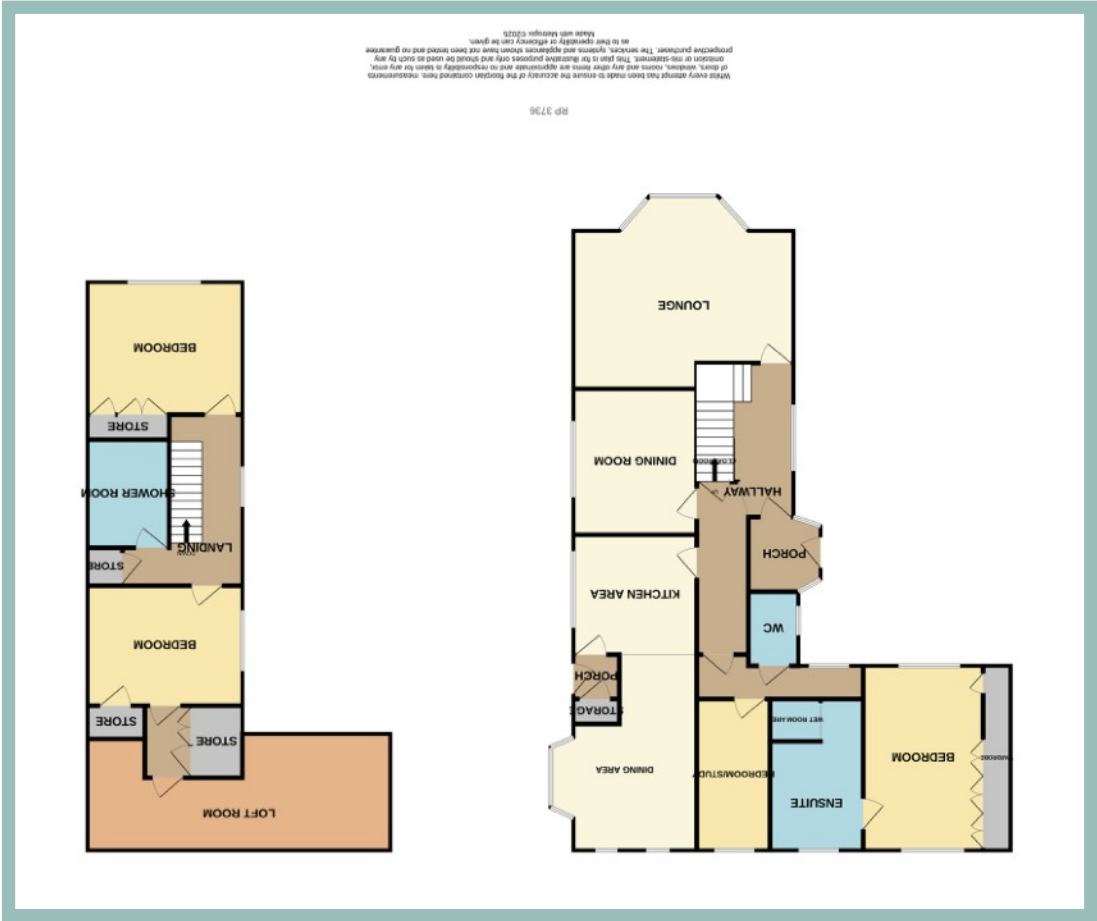


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



Beechwood Cottage
3 Green Road
Rhos on Sea
LL28 4DY

Truly Unique Three/Four Bedroom Detached House Situated In A Highly Sought After Location

Description

This truly unique three/four bedroom detached house is full of character and charm and must be viewed to not only appreciate the presentation but also the size and layout of the accommodation. There is parquet flooring on the ground floor, exposed beams in the kitchen/breakfast room and panelling added in the lounge whilst also benefitting from two ground floor bedrooms and having the potential to extend into a loft space with the relevant planning permission.

The well maintained property is also situated in a sought after residential area, close to the amenities of Rhos on Sea and only a short walk to the promenade which has recently been updated and landscaped.

The accommodation on the ground floor comprises of impressive porch, hallway, cloakroom, good size lounge with bay window to the front aspect, dining room, open plan kitchen/breakfast room, rear porch with boiler room, w.c., bedroom currently being used as a study and a light and spacious master bedroom with fitted wardrobes and units and an ensuite bathroom with separate walk in shower.

To the first floor there are a further two double bedrooms and a modern contemporary shower room. Off one of the bedrooms there is a good size storage room and access to additional loft space.

Outside to the front and side there is ample off road parking for at least five cars and benefitting from a gated secure area, ideal for a camper van or boat. From this area there is access to the garage. The rest of the front garden has a lawn area, border surround and variety of well established plants and shrubs. The enclosed rear garden is also surrounded by well established plants and shrubs with a large paved seating area ideal for entertaining and a lawn.

To the side of the garage there is a store room which is a potential utility room and a workshop at the rear.

- ✓ TRULY UNIQUE THREE/FOUR BEDROOM DETACHED HOUSE
- ✓ WELL MAINTAINED PROPERTY FULL OF CHARACTER AND CHARM
- ✓ BENEFITS FROM TWO GROUND FLOOR BEDROOMS AND POTENTIAL TO EXTEND INTO LOFT WITH RELEVANT PLANNING PERMISSION
- ✓ SITUATED IN SOUGHT AFTER RESIDENTIAL AREA CLOSE TO AMENITIES AND THE PROMENADE
- ✓ GARAGE, OFF ROAD PARKING WITH SECURE GATED AREA & WRAP AROUND GARDEN
- ✓ NO CHAIN



3/4 Bedroom
Detached
House

Beechwood Cottage
3 Green Road
Rhos on Sea
LL28 4DY

£799,950

NO CHAIN

Reference Number: RP3736
14/03/25

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

Registered Company
Number 4687367

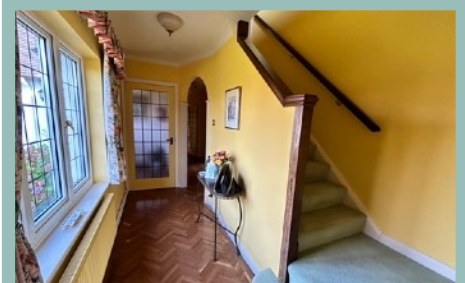
Valuation

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
m
web: www.fletcherpoole.com





Lounge

5.47m x 4.81m (17'11" x 15'10") Maximum

Dining Room

3.63m x 3.05m (11'11" x 10'0")

Kitchen/Breakfast Room

7.87m x 3.63m (25'10" x 11'11") Maximum

W.C.

1.46m x 0.86m (4'10" x 2'10")

Bedroom/Study

3.76m x 1.77m (12'6" x 5'10")

Master Bedroom

4.85m x 3.27m (15'11" x 10'9")

Ensuite

3.72m x 2.35m (12'2" x 7'9")

Bedroom Two

3.49m x 3.31m (11'6" x 10'11")

Bedroom Three

3.90m x 2.96m (12'10" x 9'9")

Shower Room

2.67m x 1.95m (8'9 x 6'5")

Storage Room

1.78m x 1.29m (5'10" x 4'3")

Attic Room

7.32m x 2.27m (24'0" x 7'6") Approximately



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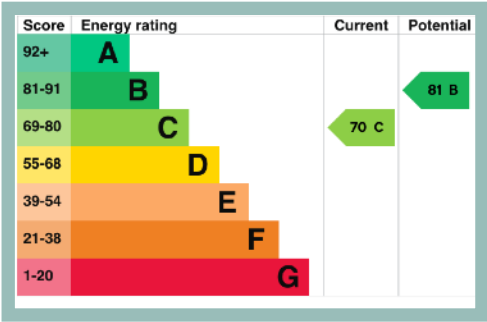
tel: 01492 549178
email: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com



Garage
5.49m x 2.76m (18'0" x 9'1")
Utility Room
1.64m x 0.84m (5'5" x 2'9")
Workshop
3.07m x 0.99m (10'1" x 3'3")

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

Energy Performance Rating Band C



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, turn right onto Whitehall Road, Green Road can be found on the left hand side.

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