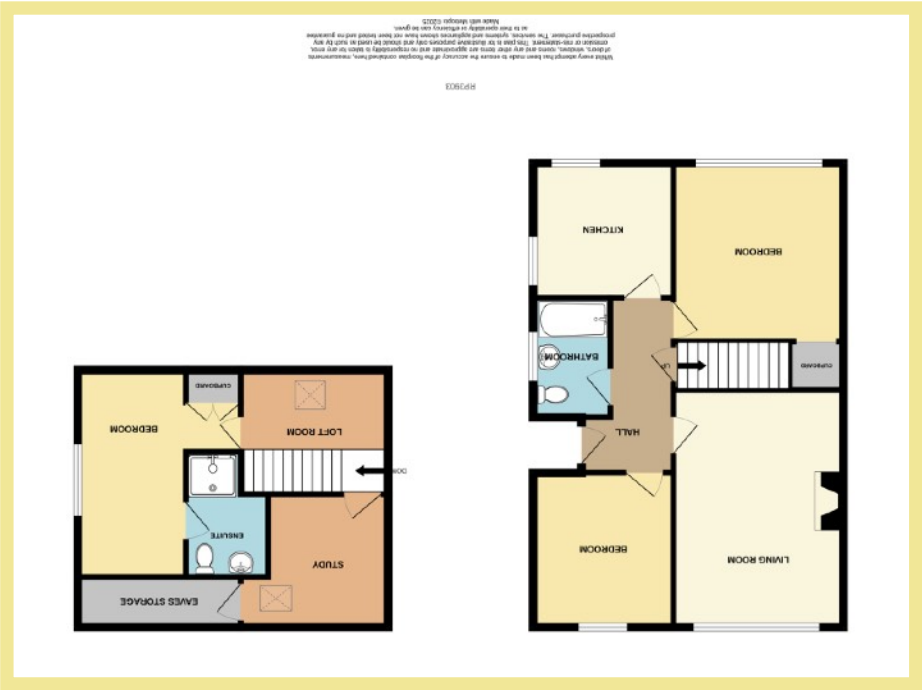


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com



56 Cambrian Drive
Rhos on Sea
LL28 4TA

Spacious & Well Planned Fully Refurbished Three Bedroom Semi Detached Dormer Bungalow Situated In A Highly Desirable Residential Area

Description

This immaculately presented three bedroom semi detached dormer bungalow is situated in the highly desirable residential area of Rhos on Sea. Walking distance to the local shops & amenities and a short drive from both Llandudno and Colwyn Bay. Fully renovated and refurbished by the current owners to a high standard to include:- Full electrical rewire, new boiler and central heating system, new UPVC double glazing and door, substantial re-roofing including new lead valleys and gutters relined, painted externally, replastered and redecorated throughout including new carpets and flooring, New internal doors and hardware, new decked patio seating area, new bathroom and ensuite and a new “Howdens” fully fitted kitchen with integrated appliances: oven, hob, fridge freezer, dishwasher and washing machine. Viewing is highly recommended to appreciate the spacious and well planned layout, quality finish throughout and convenient location. The property comprises of:- Entrance door at the side, hallway, spacious lounge/diner with feature fireplace, modern fully fitted kitchen with integrated appliances, two double bedrooms and bathroom. Stairs lead to the first floor where there is a Master suite with ensuite shower room, dressing area, study and large under eaves storage area. Outside to the front there is a gravel garden, substantial off road parking on the driveway and access to the detached garage. To the rear is an enclosed garden laid to lawn with new decked patio seating area which is the perfect place for outside dining and entertaining taking in the far reaching sea & mountain views. There are a series of spacious store rooms beneath the property which house the new boiler, accessed from the rear garden.

- ✓ IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED DORMER BUNGALOW
- ✓ SPACIOUS & WELL PLANNED PROPERTY
- ✓ REFURBISHED TO A HIGH STANDARD
- ✓ FAR REACHING SEA & MOUNTAIN VIEWS FROM THE REAR
- ✓ MASTER SUITE WITH ENSUITE & DRESSING AREA
- ✓ SUBSTANTIAL OFF ROAD PARKING
- ✓ DETACHED GARAGE
- ✓ SITUATED IN A HIGHLY DESIRABLE RESIDENTIAL AREA
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS & OTHER AMENITIES
- ✓ NO CHAIN

Lounge/Diner

4.99m x 3.63m (16’5” x 11’11”)



Kitchen

3.58m x 3.00m (11’9” x 9’10”)

Bathroom

1.97m x 1.72m (6’6” x 5’8”)

Bedroom Two

3.78m x 3.63m (12’5” x 11’11”)

Bedroom Three

3.28m x 3.05m (10’9” x 10’0”)

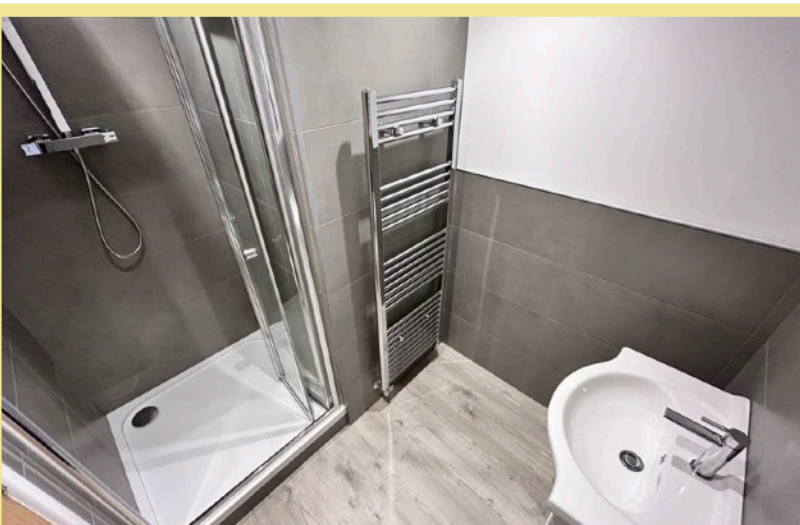
Master Bedroom

4.22m x 3.14m (13’10” x 10’4”)



Ensuite

2.14m x 1.71m (7’0” x 5’8”)



Study

3.06m x 2.84m (10’1” x 9’4”)

Garage

5.01m x 2.57m (16’5” x 8’5”)

Store Room One

5.07m x 3.67m (16’8” x 12’1”)

Store Room Two

3.67m x 1.83m (12’1” x 6’0”)

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, left onto Church Road, proceed to the T junction turn right onto Llandudno Road, second left onto Dinerth Road, fourth right onto Derwen Avenue and left onto Cambrian Drive.
Council Tax Band: “D” (provided on www.voa.gov.uk)
Energy Performance Rating Band C

3 Bedroom
Semi Detached
Dormer Bungalow

56 Cambrian Drive
Rhos on Sea
LL28 4TA

£290,000
Reduced From £299,950
Reference Number:RP3903
26/03/25

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: rhosonseafletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		