

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.



10 Kenelm Road
Rhos on Sea
LL28 4EB

TRADITIONAL FOUR BEDROOM DETACHED FAMILY HOME WITH A WEALTH OF PERIOD FEATURES ON A HIGHLY DESIRABLE ROAD, STEPS AWAY FROM THE PROMENADE & BEACH IN RHOS ON SEA.

Description

The opportunity has arisen to acquire this beautiful traditional four bedroom detached family home. Situated on a highly desirable road in Rhos on Sea, steps away from the promenade & beach and a short walk to the local shops, cafes and other amenities. Retaining a wealth of original period features including stained glass windows, stone & tiled fireplaces, feature ceiling and wonderful staircase which add both character and charm. There are far reaching sea views from the first floor bedrooms at the rear over the Bay and coastline.

Entering the house through the original stained glass front door into a large welcoming hallway there is a light and spacious formal dining room with bay window to the front aspect, feature fireplace and stunning ceiling, the 2nd reception room has sliding doors at one end into the rear garden and French doors at the other end onto the covered veranda which has the original checkered tiled flooring and another feature fireplace, large open plan kitchen/diner with new contemporary fitted kitchen, integrated high end appliances, granite worktops and large peninsular. The original serving hatch into the lounge still remains, extensive conservatory with doors onto the garden and access into the garage and storage area. Solid wood floors flow through the ground floor. The beautiful original staircase leads to the spacious first floor landing where there is a wonderful stained glass window. The Master bedroom has a bay window overlooking the front garden and ensuite shower room, the 2nd bedroom has a range of fitted wardrobes, fabulous far reaching sea views and access to an additional room ideal for another ensuite or dressing area, two further double bedrooms, both of which have the sea views and family bathroom with separate shower.

The front of the house has the lovely covered veranda and lawned garden, substantial off road parking on the driveway and access to the garage. To the rear the private, enclosed garden is well presented with lawn area and borders with well established plants, trees & shrubs. Patio seating area with direct access into the conservatory. Benefitting from gas central heating & UPVC double glazing throughout Viewing is highly recommended to appreciate this beautiful, traditional family home, the character and charm of the original features and desirable, convenient location.

- ✓ BEAUTIFUL TRADITIONAL FOUR BEDROOM DETACHED FAMILY HOME
- ✓ RETAINS A WEALTH OF ORIGINAL PERIOD FEATURES
- ✓ SITUATED ON A HIGHLY DESIRABLE ROAD
- ✓ STEPS AWAY FROM THE PROMENADE & BEACH
- ✓ A SHORT WALK TO THE LOCAL SHOPS, CAFES & OTHER AMENITIES
- ✓ LARGE CONTEMPORARY OPEN PLAN KITCHEN/DINER
- ✓ SUBSTANTIAL OFF ROAD PARKING
- ✓ INTEGRAL GARAGE
- ✓ NO CHAIN



4 Bedroom
Detached
Home

10 Kenelm Road
Rhos on Sea
LL28 4EE

£595,000

Reference Number: RP33909
1/04/25

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
web: www.fletcherpoole.com





Entrance Hall

4.69m x 2.43m (15' 5" x 8')

Lounge

4.53m x 4.07m (14' 10" x 13' 4")

Second Reception Room

6.20m x 3.93m (20' 4" x 12' 11")

Kitchen/Diner

6.31m x 4.89m (20' 8" x 16' 1")

Conservatory

6.31m x 3.40m (20' 8" x 11' 2")

Cloakroom

1.81m x 0.85m (5' 11" x 2' 10")

Master Bedroom

4.58m x 4.08m (15' x 13' 5")



Ensuite

2.73m x 0.87m (9' x 2' 10")

Bedroom Two

5.58m x 3.92m (18' 3" x 12' 10")



Additional Room Off Bedroom Two

3.31m x 2.75m (10' 10" x 9')

Bedroom Three

3.71m x 3.36m (12' 2" x 11')

Bedroom Four

3.28m x 2.79m (10' 9" x 9' 2")

Bathroom

2.93m x 1.81m (9' 7" x 5' 11")

Garage

6.36m x 2.85m (20' 10" x 9' 4")

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Location

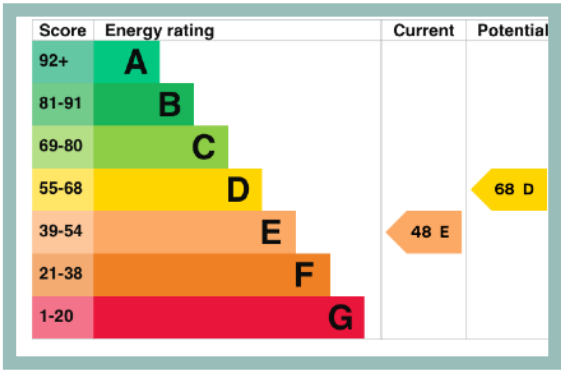
The property is located in the popular coastal resort of Rhos On Sea with a wealth of local shops and other facilities, the larger resorts of Colwyn Bay and Llandudno are approximately 1 and 3 miles respectively and it is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond, also the main rail line Holyhead to Euston.

Directions

From the Rhos On Sea office turn right onto the Promenade, take the second right onto Cayley Promenade, bear right onto Whitehall Road where Kenelm Road can be found.

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

Energy Performance Rating Band E



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