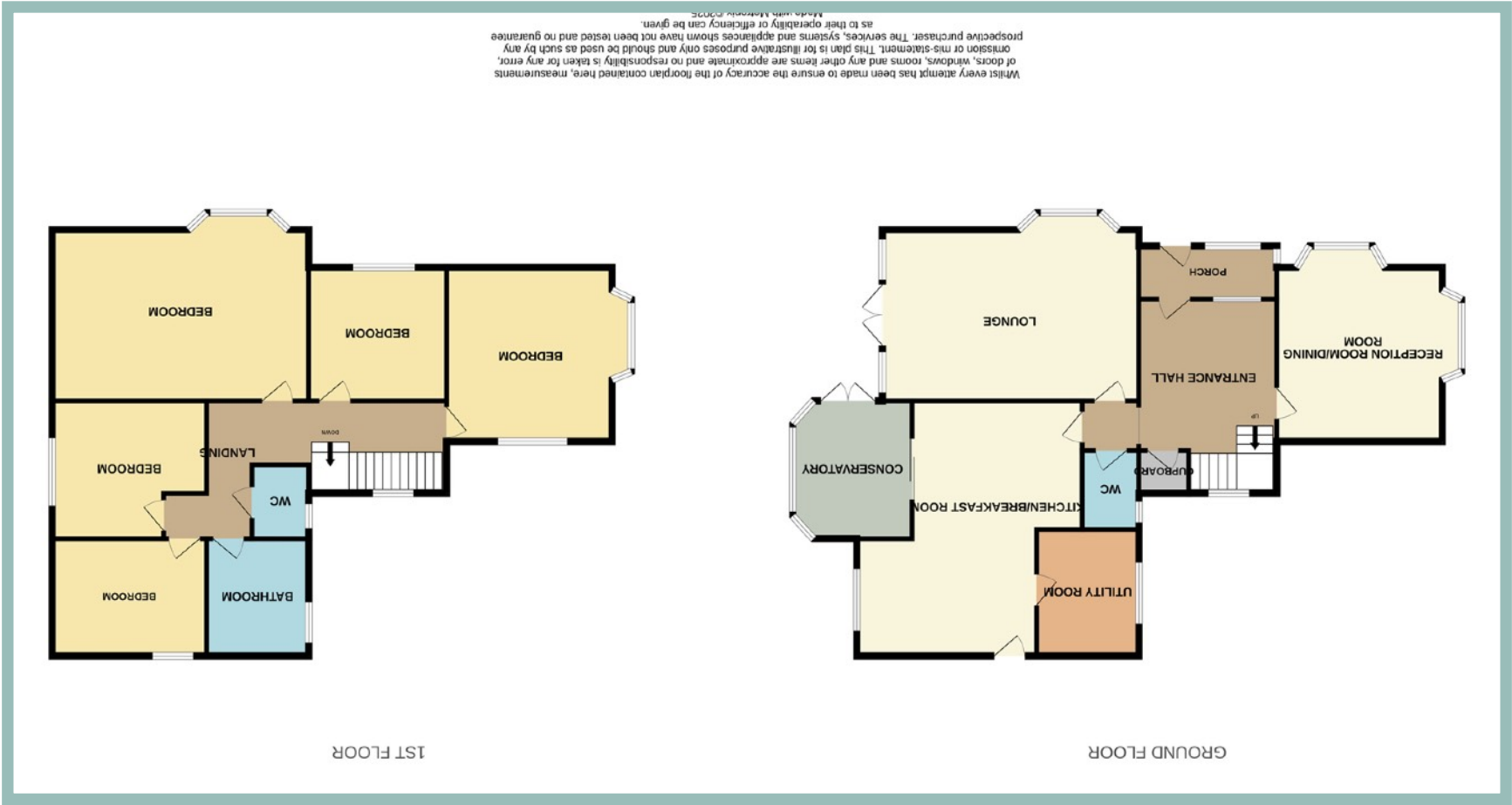


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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.



Impressive Five Bedroom Detached Family Home Situated In A Sought After Location Close To Amenities & Promenade

Description

This impressive traditional style five bedroom detached family home is situated in a sought after location close to the amenities of Rhos on Sea and the promenade. The well proportioned rooms benefit from high ceilings, coving and in the hallway some original leaded light windows. Viewing is highly recommended to appreciate not only the size and layout of the accommodation but also the beautifully maintained garden that wraps around the property. Occupying a corner plot there is ample off road parking, a large garage and various seating areas have been created including a paved patio area off the lounge and conservatory and a courtyard garden ideal for barbecuing and entertaining. The accommodation on the ground floor comprises of porch, good size hallway with under stairs storage, light and spacious lounge with access to the garden, a further reception room being used as a formal dining room, w.c., kitchen/breakfast room with a separate utility room and a conservatory. A wide staircase leads to a spacious landing and the first floor accommodation with five bedrooms, the majority benefitting from fitted wardrobes and the master a vanity unit, family bathroom and a separate w.c. There is gas central heating and the majority is UPVC double glazing.

- ✓ IMPRESSIVE FIVE BEDROOM DETACHED FAMILY HOME
- ✓ WELL PROPORTIONED ACCOMMODATION WITH A WRAP AROUND GARDEN
- ✓ SITUATED IN A SOUGHT AFTER LOCATION CLOSE TO AMENITIES AND THE PROMENADE
- ✓ OCCUPIES A CORNER PLOT WITH AMPLE OFF ROAD PARKING & GARAGE
- ✓ BEAUTIFULLY MAINTAINED GARDEN WITH VARIOUS SEATING AREAS AND WELL ESTABLISHED PLANTS AND TREES



5 Bedroom
Detached
Home

27 Allanson Road
Rhos on Sea
LL28 4HN

£619,950

Reference Number: RP3926
9/04/25

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
m
web: www.fletcherpoole.com





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Porch

3.15m x 1.41m (10'4" x 4'8")

Hallway

3.94m x 3.22m (12' 11" x 10' 7")

Lounge

6.78m x 4.84m (22' 3" x 15' 11") Maximum

Reception Room/Dining Room

5.46m x 4.75m (17' 11" x 15' 7")

W.C.

1.63m x 1.17m (5' 4" x 3' 10")

Kitchen/Breakfast Room

6.18m x 4.21m (20' 3" x 13' 10") Maximum

Utility Room

2.71m x 2.35m (8'11" x 7' 9")

Conservatory

3.72m x 3.06m (12' 2" x 10' 0")

Bedroom One

5.17m x 4.25m (17' 0" x 14' 0")

Bedroom Two

5.10m x 4.25m (16' 9" x 14'0")

Bedroom Three

3.32m x 2.94m (10' 11" x 9'8")

Bedroom Four

3.23m x 3.18m (10' 7" x 10' 5")

Bedroom Five

3.14m x 2.71m (10' 4" x 8' 11")

Bathroom

2.73m x 1.86m (9' 0" x 6'2")

W.C.

1.32m x 0.84m (4' 4" x 2' 9")

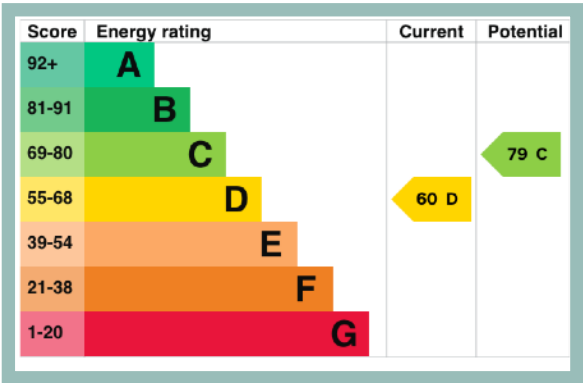


Garage

5.80m x 4.00m (19'0" x 13'2")

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 towards the promenade, turn right onto the promenade, turn right onto Cayley Promenade, turn right onto Whitehall Road, take the second right turn onto Allanson Road.

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

Energy Performance Rating Band D

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