

Please contact us before viewing the property, if there is any point of particular importance to you are contemplating travelling to view the property.  
We strongly recommend that all the information which we provide about the property is verified by your self or your adviser.  
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 in relation to the property and we have no authority to do so on behalf of the seller.  
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69 Cambrian Drive  
Rhos on Sea  
LL28 4TA

# Spacious Three Bedroom Semi Detached Dormer Bungalow Offering Flexible Living Space

## Description

This spacious three bedroom semi-detached dormer bungalow is situated in a sought after residential area, close to amenities and a local bus route. Viewing is highly recommended to appreciate the spacious layout, sunny rear garden and location. The accommodation on the ground floor briefly comprises of hallway, spacious lounge with dual aspect windows, kitchen/diner, two double bedrooms with built in storage, one currently used as dining room, shower room and storage with access to the cellar. To the first floor there is a landing, a double bedroom with an office, spacious storage and loft room. Outside to the front is off road parking with access to a detached garage. The front and back gardens have a variety of shrubs and trees. The property benefits from UPVC double glazing, gas central heating and new gutters.

- ✓ SPACIOUS THREE BEDROOM SEMI DETACHED DORMER BUNGALOW
- ✓ SITUATED IN SOUGHT AFTER RESIDENTIAL LOCATION
- ✓ OFF ROAD PARKING & GARAGE
- ✓ NO CHAIN

## Hallway

3.96m x 1.07m (13'0" x 3'6")

## Living Room

4.72m x 3.85m (15'6" x 12'8")



## Bedroom

4.21m x 3.40m (13'10" x 11'2")

## Dining Room/Bedroom

3.88m x 3.40m (12'9" x 11'2")



## Shower Room

2.07m x 1.66m (6'10" x 5'6")

## Kitchen

3.34m x 3.28m (11'0" x 10'9")



## Bedroom

4.28m x 3.35m (14'1" x 11'0")



## Office

3.43m x 1.97m (11'3" x 6'6")

## Loft Room

3.54m x 2.81m (11'8" x 8'3")

## Garage

4.79m x 2.27m (15'9" x 7'6")

## 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 right onto Cambrian Drive for No 69.

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

Energy Performance Rating Band D

3 Bedroom  
Semi Detached  
Dormer Bungalow

69 Cambrian Drive  
Rhos on Sea  
LL28 4TA  
£239,950

Reference Number: RP3980  
27/05/25

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:

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