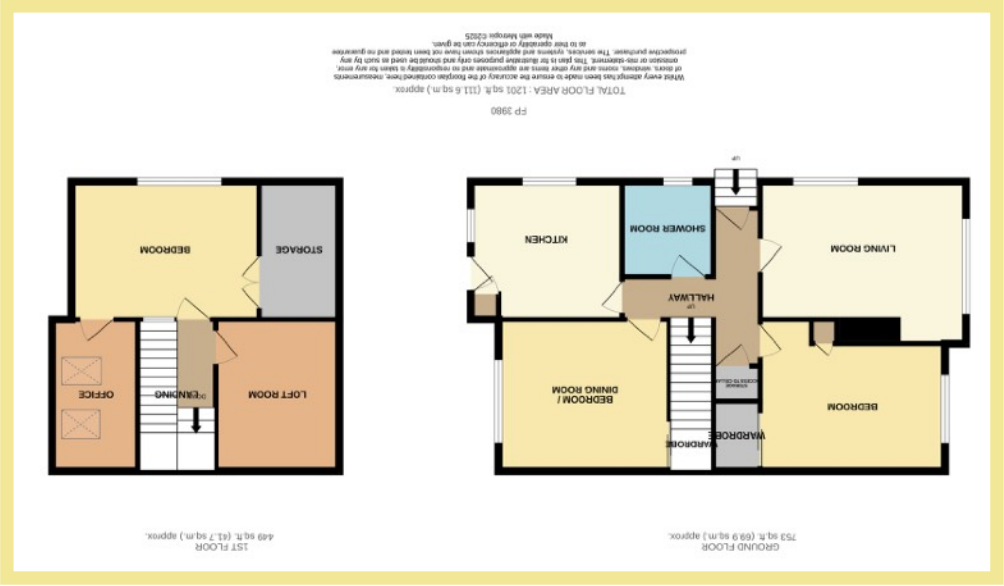


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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

Fletcher & Poole



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)

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:

tel: 01492 549178

email: rhosonseafletcherpoole.com
web: www.fletcherpoole.com

