

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.

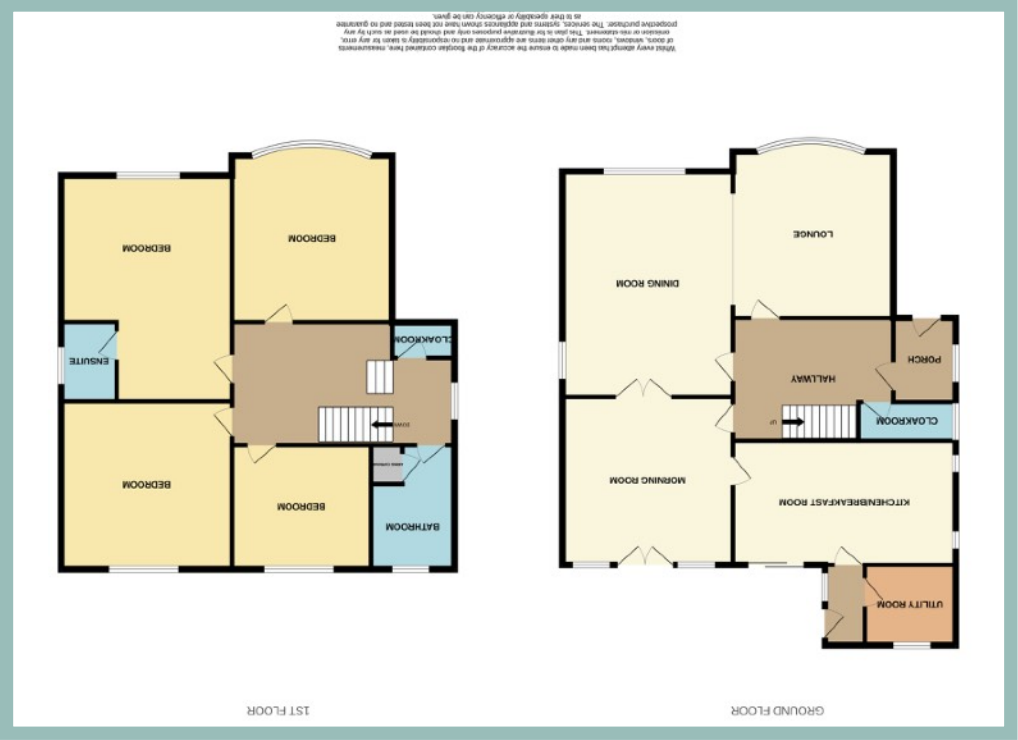
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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.



Fletcher & Poole
DIAMOND COLLECTION

www.fletcherpoole.com



Swn Y Wylan
77 Marine Drive
Rhos on Sea
LL28 4HT

Impressive Four Bedroom Detached House Enjoying Uninterrupted Sea & Coastal Views

Description

This impressive four bedroom detached house is situated in an enviable position on the promenade with uninterrupted sea and coastal views. The light and spacious accommodation is well maintained and retains a wealth of original features including decorative coving, fire surrounds and stained-glass windows incorporated within the double glazing. Viewing is highly recommended to not only appreciate this attention detail but also the size and layout of the rooms and the amazing location.

Outside there is ample off road parking and a detached garage. The beautifully landscaped garden has a lawn area to the front and a rear garden with a good size stone paved patio, a lawn with a border surround and variety of well established plants and shrubs.

The accommodation on the ground floor comprises of a porch, large hallway, W.C./cloakroom, light and spacious lounge with a bay window overlooking the sea and opening onto the formal dining room, a morning room with access to the rear garden, kitchen/breakfast room and a utility room. To the first floor there is an impressive split level landing complete with stained glass window and decorative coving, giving access to a family bathroom, separate W.C. and four double bedrooms. All the bedrooms benefit from a vanity unit, one has an ensuite bath and two have those stunning sea and coastline views.

- ✓ IMPRESSIVE FOUR BEDROOM DETACHED HOUSE
- ✓ ENVIABLE POSITION ON THE PROMENADE WITH UNINTERRUPTED SEA & COASTAL VIEWS
- ✓ LIGHT & SPACIOUS ACCOMMODATION RETAINING SOME ORIGINAL FEATURES
- ✓ MUST BE VIEWED TO APPRECIATE THE LOCATION & SIZE & LAYOUT OF THE ROOMS
- ✓ AMPLE OFF ROAD PARKING, DETACHED GARAGE & BEAUTIFULLY LANDSCAPED GARDEN TO FRONT AND REAR



4 Bedroom
Detached
House

Swn Y Wylan
77 Marine Drive
Rhos on Sea
LL28 4HT

£795,000

Reference Number: RP3982
28/05/25

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: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com





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Porch

2.28m x 1.61m (7'6" x 5'4")

Hallway

4.21m x 2.41m (13'10" x 7'11")

W.C./Cloakroom

2.62m x 1.03m (8'7" x 3'5")

Lounge

5.54m x 4.21m (18'2" x 13'10") Maximum

Dining Room

5.91m x 4.55m (19'5" x 14'11")

Morning Room

4.52m x 4.38m (14'10" x 14'5")

Kitchen/Breakfast Room

5.97m x 3.28m (19'7" x 10'9") Maximum

Utility Room

2.31m x 1.98m (7'7" x 6'6")

Bedroom One

5.36m x 3.63m (17'7" x 11'11")
(range of fitted wardrobes)

Bedroom Two

5.94m x 4.56m (19'6" x 15'0") Maximum

Ensuite

2.15m x 1.97m (7'1" x 6'6")

Bedroom Three

4.55m x 4.41m (14'11" x 14'6")

Bedroom Four

3.63m x 3.31m (11'11" x 10'11")

Bathroom

3.26m x 2.21m (10'9" x 7'3")

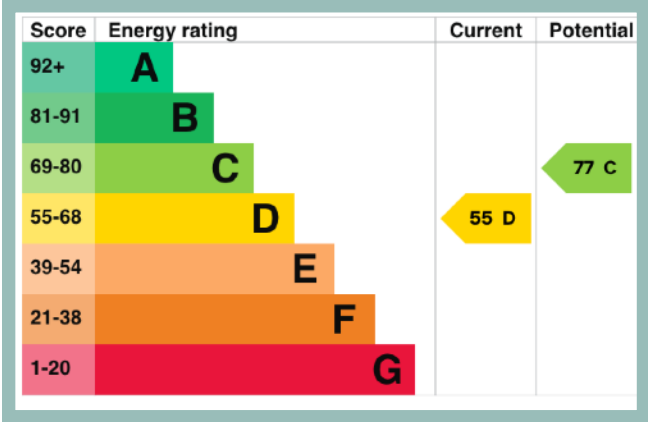
W.C.

1.64m x 0.93m (5'5" x 3'1")



Garage

6.47 x 3.24m (21'3" x 10'8")



Location

Rhos on Sea is a delightful and bustling seaside village with a wealth of individual shops and cafe’s. Situated on the spectacular North Wales Coast with superb sea views and within easy reach of the Victorian town of Llandudno and the historic walled town of Conwy. Rhos on Sea provides a stunning base to explore North Wales and its wealth of features including the mountains, lakes, beaches and sites of historic interest.

Directions

From our Rhos-on-Sea office turn towards the Promenade, turn left onto the Promenade, continue along Marine Drive.

Council Tax Band G

Energy Performance Rating Band D

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