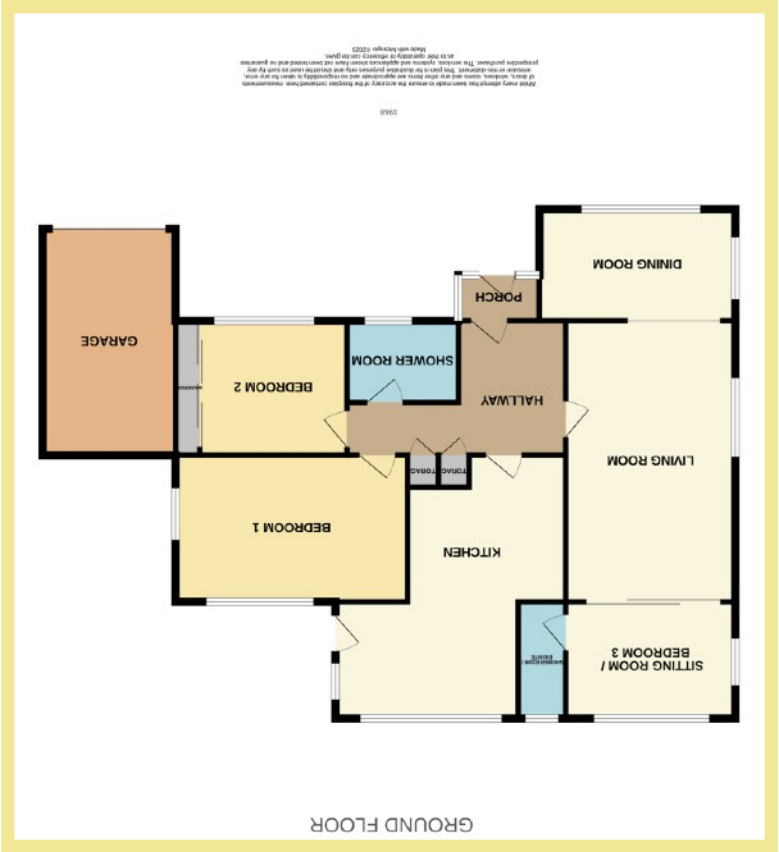


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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





# Spacious Two/Three Bedroom Detached Bungalow Situated In A Quiet Cul de Sac

## Description

Situated in a quiet cul-de-sac in a highly sought after location close to Bryn Euryn Nature Reserve, this two/three bedroom detached bungalow is close to the local shops, promenade, beach and other amenities of Rhos on Sea. In brief the accommodation comprises of: Porch, hallway, light and spacious living room with sliding doors onto sitting room which can be used as third bedroom with ensuite shower room, dining room, large kitchen with access to the rear garden, further two double bedrooms and shower room. The rear garden is tiered with a lawn and patio area with well-established trees and shrubs. There is off road parking on the driveway at the side of the property and a garage. The property benefits from gas central heating and UPVC double glazing. Viewing is highly recommended to appreciate spacious accommodation and location

- ✓ SPACIOUS TWO/THREE BEDROOM DETACHED BUNGALOW
- ✓ TWO SHOWER ROOMS
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION
- ✓ OFF ROAD PARKING & GARAGE
- ✓ NO CHAIN

## Porch

1.73m x 0.93m (5’8” x 3’1”)

## Hallway

2.88m x 2.13m max (9’6” x 7’0”)

## Living Room

6.02m x 3.62m (19’9” x 11’11”)



## Dining Room

4.20m x 2.39m (13’10” x 7’10”)



## Sitting Room/Bedroom Three

3.38m x 2.50m (11’1” x 8’2”)



## Ensuite Shower Room

2.45m x 1.00m (8’1” x 3’4”)

## Kitchen

5.82m x 5.00m (19’1” x 16’5”)



## Bedroom One

4.97m x 3.00m (16’4” x 9’10”)

## Bedroom Two

3.29m x 2.90m (10’10” x 9’6”)

## Shower Room

2.39m x 1.72m (7’10”x 5’8”)

## Garage

4.85m x 2.50m (15’11” x 8’2”)

## 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 right onto the promenade, turn second right onto Cayley Promenade, continue towards the end turn right onto Llannerch Road East, cross over at crossroads onto Ebberston Road West, continue to the end, go straight onto Horton Drive, turn right onto Arran Drive, Berwyn Court can be found on the right.

Council Tax Band: “E” (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Performance Rating Band: D

Two/Three Bedroom  
Detached Bungalow

2 Berwyn Court  
Rhos on Sea  
LL28 4AL

£285,950

NO CHAIN

Reference Number:RP3968  
19/05/2025

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](mailto:rhosonseafletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

