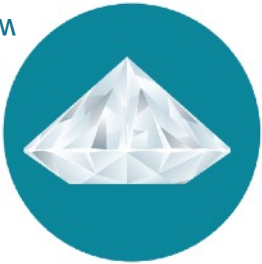


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



8 Crossley Road
Rhos on Sea
LL28 4HH



Stunning Three Bedroom Detached House Situated In A Sought After Location Close To Amenities & Promenade

Description

This stunning three bedroom detached property must be viewed to truly appreciate the size and layout of the accommodation. In the last seven years the property has been extended and reconfigured to create a beautiful family home including an open plan lounge, kitchen and dining area, a cosy snug complete with wood burner and a conservatory with bi-folding doors onto the garden. The property which occupies a good size plot is in a sought after residential area, close to the amenities of Rhos on Sea and the promenade. Outside there is ample off road parking, two garages, a home office and garden that is landscaped with various paved seating areas, a large lawn with fruit trees and variety of well established plants and shrubs. Off the kitchen there is also a raised decked seating area. There is gas central heating and UPVC double glazing. A distinctive timber canopy covers the front door opening onto the ground floor accommodation which comprises of hallway, cloakroom, spacious open plan lounge, dining area and kitchen which has an impressive lantern window and bi folding doors onto the decked seating area, a conservatory overlooking the garden and a snug. To the first floor there are three double bedrooms, the master with an ensuite shower room and walk in closet and a modern contemporary family bathroom with separate shower and slipper bath.

- ✓ STUNNING THREE BEDROOM DETACHED HOUSE
- ✓ BEAUTIFULLY MAINTAINED PROPERTY OCCUPYING A LARGE PLOT
- ✓ MUST BE VIEWED TO APPRECIATE THE LAYOUT & ATTENTION TO DETAIL
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ AMPLE OFF ROAD PARKING, TWO GARAGES, HOME OFFICE & WRAP AROUND GARDEN



3 Bedroom
Detached
House

8 Crossley Road
Rhos on Sea
LL28 4HH

£670,000

Reference Number: **RP3951**
30/04/25

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: rhosonseas@fletcherpoole.com
web: www.fletcherpoole.com





3 Bedroom
Detached
House

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Hallway
5.14m x 2.72m (16'10" x 8'11") Maximum

Cloakroom
2.33m x 1.88m (7'8" x 6'2")

Lounge Area
7.03m x 3.99m (23' 1" x 13' 1")

Conservatory
3.69m x 2.42m (12' 1" x 8' 0")

Dining Area
5.21m x 3.85m (17' 1" x 12' 8") Maximum

Kitchen
3.65m x 3.56m (12' 0" x 11' 8")

Utility
3.65m x 1.36m (12'0" x 4' 6")

Bedroom One
5.00m x 3.48m (16' 5" x 11' 5")

Ensuite
2.31m x 1.37m (7' 7" x 4' 6")

Bedroom Two
4.01m x 3.50m (13' 2" x 11'6")

Bedroom Three
3.78m x 3.02m (12' 5" x 9'11")

Bathroom
2.61m x 2.28m (8' 7" x 7' 6")

Home Office
4.30m x 2.23m (14'1" x 7'4")



Garage One

5.31m x 3.35m (17'5" x 11'0")

Garage Two

5.03m x 2.59m (16'6" x 8'6")

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, take the first left into Crossley Road where number 8 will be found on the left.

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

Energy Performance Rating Band TBC

3 Bedroom
Detached
House

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Rhos on Sea
LL28 4HH

£670,000

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30/04/25

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