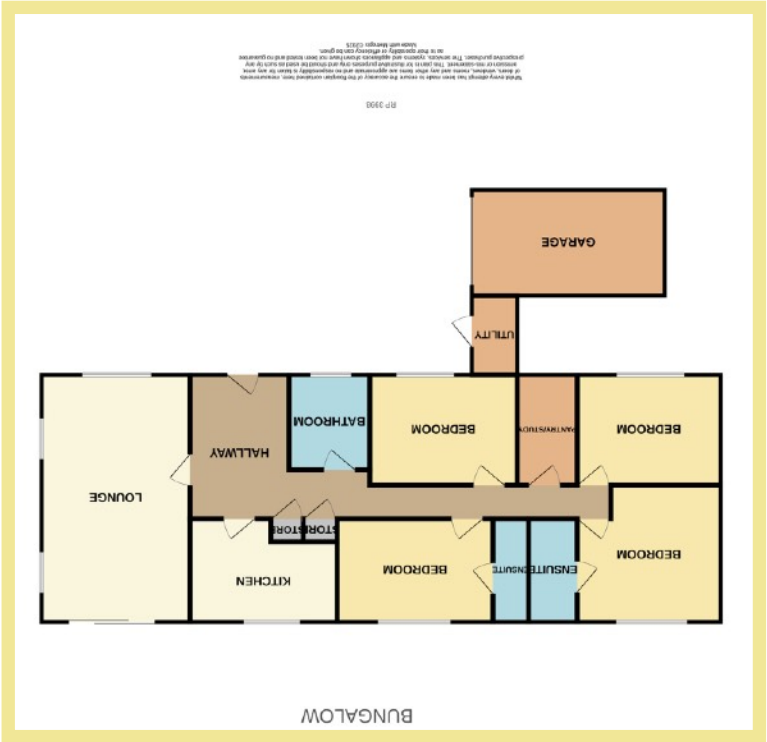


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Four Bedroom Detached Bungalow Situated In A Quiet Cul de Sac Close To Amenities

Description

This four bedroom detached bungalow has been extended to create a lovely family home with versatile accommodation. The property is well worth viewing to not only appreciate the size and layout of the rooms but also it's location; tucked away in a quiet cul de sac next to the Bryn Euryn Nature Reserve and close to the amenities of Rhos on Sea and the promenade. Outside the garden has a paved seating area which can be accessed directly from the lounge, a large decked area and lawn with a variety of well established plants and shrubs. There is also a garage and utility room to the side of the property. The accommodation comprises of L shaped hallway with two built in store cupboards, good size triple aspect lounge, kitchen with integrated appliances including a fridge/freezer, dishwasher, waste disposal unit and a range cooker, a room currently used as a pantry but which could be an office, four bedrooms, two with ensuite shower rooms and a family bathroom. There is UPVC double glazing and gas central heating with a boiler that was replaced less that 2 years ago.

- ✓ FOUR BEDROOM DETACHED BUNGALOW
- ✓ EXTENDED & WELL PLANNED ACCOMMODATION INCLUDING TWO BEDROOMS WITH ENSUITES
- ✓ VIEWING IS HIGHLY RECOMMENDED
- ✓ SITUATED IN A QUIET CUL DE SAC CLOSE TO AMENITIES
- ✓ GOOD SIZE GARDEN & GARAGE

Lounge

6.08m x 3.65m (19'11" x 12'0")



Kitchen

3.60m x 3.00m (11'10" x 9'10")



Pantry/Office

2.35m x 1.48m (7'9" x 4'10")

Utility

2.61m x 1.31m (8'7"x 4'4")

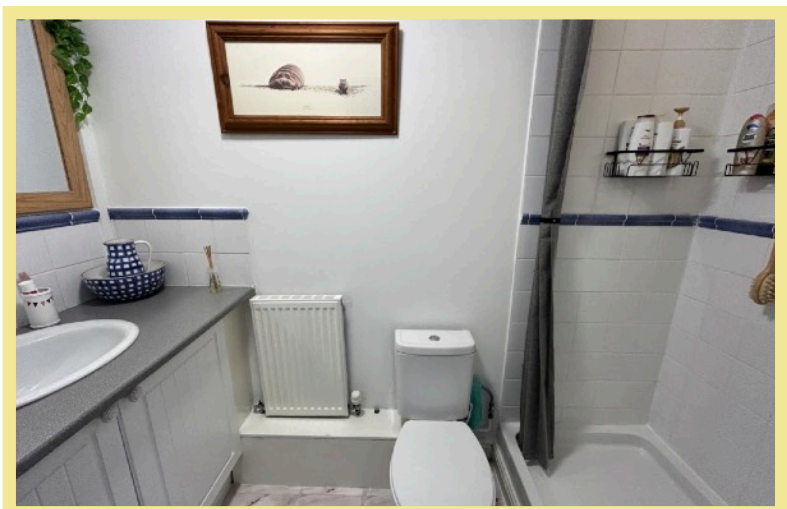
Bedroom One

3.52m x 3.36m (11'7" x 11'0") Maximum



Ensuite

2.52m x 1.19m (8'3" x 3'11")



Bedroom Two

3.86m x 2.52m (12'8" x 8'3")

Ensuite

2.52m x 1.19m (8'3" x 3'11")

Bedroom Three

3.78m x 2.36m (12'5" x 7'9")

Bedroom Four

3.08m x 2.36m (10'1" x 7'9")

Bathroom

2.41m x 1.68m (7'11" x 5'6")

Garage

4.74m x 2.54m (15'7" x 8'4")

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) Energy Performance Rating Band: C

Four Bedroom
Detached Bungalow

4 Berwyn Court
Rhos on Sea
LL28 4AL

£319,950

Reference Number:RP3998
11/06/2025

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:
rhosonseasales@fletcherpoole.com

web: www.fletcherpoole.com

