

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



32b Brompton Avenue  
Rhos on Sea  
LL28 4TF



# Two/Three Bedroom Detached Bungalow Set In An Extensive, Beautiful Rear Garden In A Highly Desirable Location

## Description

This 2/3 bedroom detached bungalow has been completely renovated to a high standard with an immaculate finish by the current owners. Situated in a highly desirable location. Walking distance to Rhos on Sea where there are local shops, cafes the promenade & beach. A short drive to both Llandudno & Colwyn Bay. The covered entrance to the property takes you through the original wooden double doors into the porch and a good sized hallway with storage, cloakroom with access into the loft, lounge/bedroom with box bay window to the front, two further double bedrooms, shower room, kitchen/diner with integrated appliances, including:- dishwasher, double oven, 4-ring gas hob & fridge freezer. Door leading to the side hallway which is perfect for use as a mudroom as it has access to the side of the bungalow and into the rear garden and the front via a gate. Another door leads from this area into the integral garage which has been plumbed for utilities, dining/sitting room with square arch into the conservatory which has French doors out onto the patio seating area. To the front there is substantial off road parking on the driveway, lawned area with flower beds and access into the integral garage. The enclosed rear garden is simply beautiful with an extensive lawn, an abundance of fruit trees and well established plants & shrubs with hedged borders. Patio seating areas make it an ideal spot for outside dining & entertaining. Viewing is highly recommended to appreciate the standard of finish, beautiful garden and highly desirable location this property has to offer.

Renovations include:-  
New kitchen, shower room and cloakroom  
Complete re-wire  
New combination boiler and radiators  
Carbon monoxide & smoke detectors  
Fire door to the garage  
Redecorated & carpeted  
All power points and toilets have been situated at the correct height to accommodate a differently abled person  
Non slip shower

NB:- THERE ARE NO STEPS IN THIS PROPERTY

- ✓ THREE BEDROOM DETACHED BUNGALOW
- ✓ RECENTLY RENOVATED TO A HIGH STANDARD
- ✓ BEAUTIFUL ENCLOSED REAR GARDEN
- ✓ SITUATED IN A HIGHLY DESIRABLE LOCATION
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, CAFES, PROMENADE & BEACH
- ✓ NO CHAIN

2/3 Bedroom  
Detached  
Bungalow

32b Brompton Avenue  
Rhos on Sea  
LL28 4TF

£459,950

Reference Number: RP3990  
4/06/25

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](http://www.fletcherpoole.com)







Hallway  
4.98m x 1.88m (16'4" x 6'2")

Cloakroom

Lounge/Bedroom  
4.57m x 3.72m (15'0" x 12'3")

Dining/Sitting Room  
3.81m x 3.45m (12'6" x 11'4")

Conservatory  
2.69m x 2.46m (8'10" x 8'1")

Kitchen/Diner  
5.53m x 2.93m (18'2" x 9'8")

Bedroom One  
4.37m x 3.87m (14'4" x 12'9")

Bedroom Two  
3.63m x 3.48m (11'11" x 11'5")

Shower Room

Integral Garage  
5.20m x 2.94m (17'1" x 9'8")



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





Location

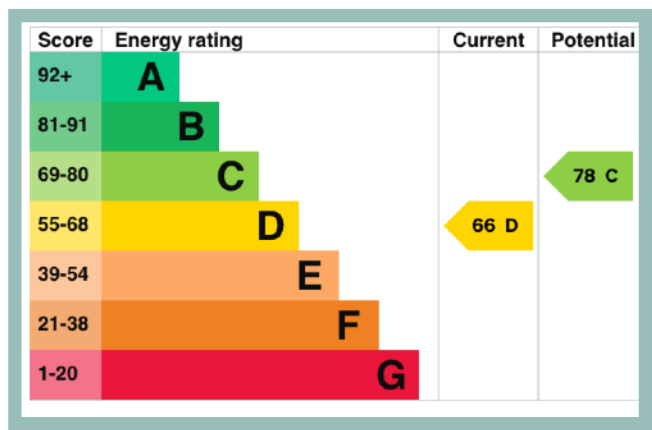
The property is located in the popular coastal resort of Rhos On Sea with a wealth of local shops and other facilities, the larger resorts of Colwyn Bay and Llandudno are approximately 1 and 3 miles respectively and it is conveniently located for easy access to the A55 dual carriageway for Chester and 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 and first right onto Rhos Road, at the traffic lights turn left onto Brompton Avenue

Council Tax Band: “F” (provided on [voa.gov.uk](http://voa.gov.uk))

Energy Performance Rating Band D



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