

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.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



85 Llannerch Road West
Rhos on Sea
LL28 4AS

Traditional Four Bedroom Detached Family House With Spacious Basement Rooms Situated in A Popular Residential Area

Description

A traditional four bedroom detached family home situated in a popular residential area close to the local amenities and schools of both Rhos on Sea & Colwyn Bay. Walking distance to the promenade & beach.

Spread over three floors and retaining many of its original period features, such as:- Stained glass windows, coved high ceilings, cast iron fireplaces and original doors and door furniture.

The accommodation on the ground floor comprises of:-

Entrance porch with beautiful stained glass windows, good sized hallway, lounge with bay window to the front, large open plan kitchen/diner with bay window and access onto the balcony & rear garden, cloakroom. Stairs lead from the hallway to the first floor landing with feature stained glass window, four double bedrooms, two with bay windows and one with original cast iron fireplace, family bathroom with free standing bath and separate walk-in shower.

The basement is divided into 3 rooms currently used as a utility, office and store room. This is an ideal space to run a business/work from home or to convert into a separate living space for teenagers/grand parents as it has its own entrance at the rear.

The large garage is also under the house and is accessed from the rear.

Outside to the front the property is set behind stone walls with a small garden area and off road parking on the driveway to the side of the house.

The large enclosed rear garden is lawned with fence and tree lined borders, patio seating area and “secret garden” with mature trees, plants & shrubs.

There is also substantial off road parking, access into the garage and basement rooms.

Benefitting from gas central heating and UPVC double glazed windows.

Viewing is highly recommended to appreciate the convenient location and spacious accommodation this family house has to offer.

- ✓ TRADITIONAL FOUR BEDROOM DETACHED FAMILY HOUSE
- ✓ SPACIOUS OPEN PLAN KITCHEN/ DINER
- ✓ RETAINING MANY ORIGINAL FEATURES
- ✓ SUBSTANTIAL OFF ROAD PARKING FRONT & REAR
- ✓ LARGE ENCLOSED REAR GARDEN WITH GARAGE
- ✓ BASEMENT ROOMS OFFERING THE OPPORTUNITY TO WORK FROM HOME OR CREATE A SEPARATE LIVING SPACE
- ✓ CONVENIENT LOCATION CLOSE TO LOCAL SCHOOLS & OTHER AMENITIES

4 Bedroom
Detached
House

85 LLannerch Road
West
Rhos on Sea
LL28 4AS

£429,950

Reference Number: RP4001
17/06/25

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





Porch
2.95m x 1.24m (9'8" x 4'1")

Hallway
3.76m x 3.06m (12'4" x 10'0")

Lounge
4.37m x 4.30m (14'4" x 14'2")

Cloakroom
2.16m x 1.08m (7'1" x 3'7")

KitchenDiner
7.59m x 4.22m (24'11" x 13'10")

Bedroom One
4.90m x 4.22m (16'1" x13'10")

Bedroom Two
4.38m x 4.26m (14'5" x 14'0")

Bedroom Three
3.10m x 2.89m (10'2" x 9'6")

Bedroom Four
3.20m x 2.91m (10'6" x 9'7")

Bathroom
2.45m x 1.68m (8'1" x 5'6")

Basement Rooms

Utility Area
4.12m x 3.08m (13'6" x 10'1")

Office Area
4.29m x 4.11m (14'1" x 13'6")

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



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Garage

5.72m x 4.04m (18'9" x 13'3")

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 right onto the Promenade, take the second right onto Cayley Promenade, bear right onto Whitehall Road, follow this road the roundabout, take the second exit, then first right onto Llannerch Road West.

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

Energy Performance Rating Band TBC

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