

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





# Impressive Four Bedroom Detached House Situated In A Sought After Area

## Description

This impressive four bedroom detached house is beautifully presented with light and spacious accommodation. Retaining some of the original features the current vendors have made some contemporary changes and created a stunning family home including an exceptional open plan kitchen and dining area which opens into a sitting room. There is also currently planning permission for the two garages to be changed into an annex and another garage built on site. The planning application can be seen on the Conwy Planning Website, Reference 0/49345. Situated in a sought after area, close to amenities and the promenade the property occupies a large plot with ample off road parking accessed through electronic gates, two garages and a well maintained garden. To the front of the property the garden is landscaped with a mixture of lawn and established plants and trees. A side door gives access to the side and rear garden where there is a large lawn with a hedge surround and various paved seating areas have been created including a covered area complete with lighting and heating. The ground floor accommodation comprises of an entrance hall, spacious hallway, lounge with bay window to the front aspect, kitchen area with range of integrated appliances, access to a formal dining room and opening onto a seating/ dining area that has direct access onto the garden and opens into a sitting room. Also from the kitchen there is access to a large side hallway complete with lantern window and off this there is a W.C., utility room, access to the two garages and boiler room. It is this area that could be converted into an annex. To the first floor the landing gives access to four double bedrooms, a study/nursery and a family bathroom. Three of the bedrooms have fitted wardrobes and the master also has an ensuite shower room. There is UPVC double glazing, gas central heating and under floor heating in the hallway, kitchen/dining area and bathrooms. Viewing is definitely recommended to truly appreciate the size and layout of this property and the potential it has to offer.

- ✓ IMPRESSIVE FOUR BEDROOM DETACHED HOUSE
- ✓ BEAUTIFULLY PRESENTED LIGHT AND SPACIOUS ACCOMMODATION
- ✓ OCCUPIES A LARGE PLOT WITH AMPLE OFF ROAD PARKING, TWO GARAGES AND WELL MAINTAINED GARDEN
- ✓ CURRENTLY HAS PLANNING PERMISSION FOR AN ANNEX & GARAGE 0/49345
- ✓ SITUATED IN A SOUGHT AFTER AREA, CLOSE TO AMENITIES AND THE PROMENADE
- ✓ NO CHAIN



4 Bedroom  
Detached House

1 Ebberston Road  
West  
Rhos on Sea  
LL28 4AP

£749,950

Reference Number: RP4028  
7/07/25

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







Entrance Hall

2.68m x 2.61m (8'10" x 8'7")

Hallway

6.27m x 2.96m (20'7" x 9'9") Maximum

Lounge

5.69m x 4.08m (18'8" x 13'5")

Kitchen Area

7.36m x 3.69m (24'2" x 12'1")

Dining/Seating Area

6.10m x 2.40m (20'0" x 7'11")

Sitting Room

5.11m x 4.11m (16'9" x 13'6")

Dining Room

4.26m x 3.70m (14'0" x 12'2")

Bedroom One

5.13m x 3.51m (16'10" x 11'6") plus wardrobes

Ensuite

2.59m x 1.17m (8'6" x 3'10")

Bedroom Two

5.69m x 3.16m (18'8" x 10'5") plus wardrobes

Bedroom Three

4.26m x 2.97m (14'0 x 9'9")

Bedroom Four

3.55m x 2.98m (11'8" x 9'9")

Study/Nursery

2.70m x 1.64m (8'11" x 5'5")

Bathroom

3.69m x 2.57m (12'1" x 8'5")

Side Hallway

6.05m x 2.82m (19'10" x 9'3") Maximum

W.C.

1.40m x 0.79m (4'7" x 2'7")

Utility

2.38m x 1.77m (7'10" x 5'10")



4 Bedroom  
Detached House

1 Ebberston Road  
West  
Rhos on Sea  
LL28 4AP

£749,950

Reference Number: RP4028  
7/07/25

Fletcher & Poole,  
1A Penrhyn Avenue,  
Rhos-on-Sea, LL28 4PS

Registered Company  
Number 4687367

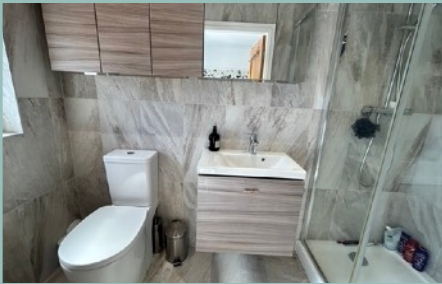
Valuation

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





Garage

---

5.68m x 2.75m (18'8" x 9'0")

Garage

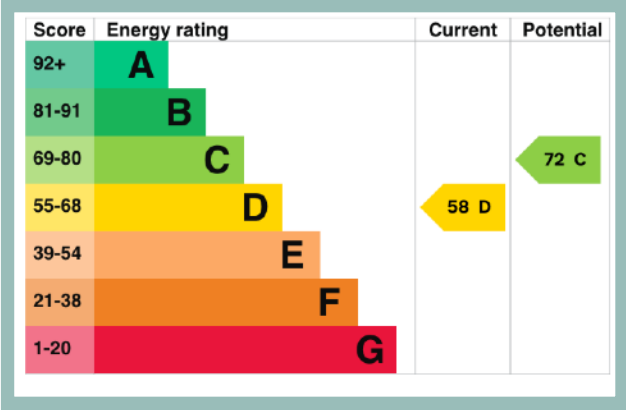
---

6.91m x 2.79m (22'8" x 9'2")

Boiler Room

---

2.77m x 1.23m (9'1" x 4'1")



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, take the second right turn onto Cayley Promenade, turn right onto Whitehall Road, continue to the roundabout, Ebberston Road West is the fourth exit where No 1 can be found on the left hand side.

Council Tax Band: "G" (provided on [voa.gov.uk](http://voa.gov.uk))

Energy Performance Rating Band D

4 Bedroom  
Detached House

1 Ebberston Road  
West  
Rhos on Sea  
LL28 4AP

£749,950  
*Reference Number: RP4028*  
*7/07/25*

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

