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www.fletcherpoole.com



34 Marlborough Drive
Rhos on Sea
LL28 4RQ

Spacious Two Bedroom Detached Bungalow Situated In A Sought After Residential Area With Substantial Off Road Parking

Description

A spacious two bedroom detached bungalow situated in a sought after residential location close to the local shops & amenities of Rhos on Sea. A short drive to both Llandudno & Colwyn Bay. This well planned bungalow comprises of:- Entrance into the light and spacious dual aspect lounge/diner with 3 large picture windows with far reaching sea views, kitchen, conservatory, two double bedrooms, shower room with separate w.c. To the rear is a large enclosed garden with hedged & fenced borders, lawned area with trees, plants & shrubs and gravel area for low maintenance. There is an outside office/workshop with storage area and access into the garage. As the property is set back from the road it has more than ample off road parking on the large driveway at the front. Gas central heating and UPVC double glazed windows are throughout the property. Viewing is recommended to appreciate the spacious layout and sought after location this bungalow offers.

- ✓ TWO BEDROOM DETACHED BUNGALOW
- ✓ WELL PLANNED & SPACIOUS LAYOUT
- ✓ SUBSTANTIAL OFF ROAD PARKING ON THE LARGE DRIVEWAY
- ✓ GARAGE
- ✓ OUTSIDE OFFICE/WORKSHOP
- ✓ ENCLOSED REAR GARDEN
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA
- ✓ NO CHAIN

Lounge/Diner

6.25m x 3.93m (20'6" x 12'11")



Kitchen

4.10m x 2.80m (13'6" x 9'2")



Conservatory

2.97m x 2.80m (9'9" x 9'2")

W.C.

1.66m x 0.78m (5'6" x 2'7")

Bedroom One

3.91m x 3.32m (12'10" x 10'11")



Bedroom Two

3.32m x 3.32m (10'11" x 10'11")

Shower Room

2.38m x 1.66m (7'10" x 5'6")



Outside Office/Workshop

2.95m x 2.19m (9'8"x 7'2")

Garage

5.12m x 2.79m 16'10" x 9'2")

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 one and three miles respectively and the property is conveniently located for easy access to the A55 dual carriageway for Chester, Manchester International Airport and the motorways beyond, also the main rail line Holyhead to Euston.

Directions

From the Rhos On Sea office turn right onto the promenade, turn right onto Rhos Road, continue to the traffic lights and turn right onto Llandudno Road, turn right opposite Hickory's onto Church Road, turn left onto Marlborough Drive.
Council Tax Band: "E" (provided on www.voa.gov.uk)
Energy Performance Rating Band E

2 Bedroom
Detached
Bungalow

34 Marlborough
Drive
Rhos on Sea
LL28 4RQ

£289,950

Reduced From £299,950
Reference Number:RP4037
15/07/25

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:

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