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www.fletcherpoole.com



2 Brewis Road
Rhos on Sea
LL28 4UA

Spacious Three Bedroom Detached Bungalow Situated Close To Amenities Of Rhos on Sea

Description

This spacious three bedroom detached bungalow occupies a corner plot and holds a wealth of potential. With the relevant planning permission it could be extended externally or into the loft space. Currently though the good size accommodation includes a modern kitchen and shower room and sunroom with distant sea views. The property is also close to the amenities of Rhos on Sea and only a short drive to Llandudno.

The accommodation comprises of porch, hallway, inner hallway with access to the loft, light and spacious lounge, modern contemporary kitchen with access to the sunroom, three bedrooms (one having been used as a dining room in the past) and good size shower room. There is also an additional room above the garage that would be ideal as a home office. There are timber framed double glazed windows and gas central heating.

Outside there is ample off road parking and access to the garage at the rear. The garden is landscaped with lawn, border surround and a variety of well established plants and shrubs. There is also a summer house and paved seating area. Viewing is highly recommended to appreciate all this property has to offer.

- ✓ SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- ✓ GOOD SIZE ACCOMMODATION WITH AMAZING POTENTIAL
- ✓ OCCUPIES A GOOD SIZE CORNER PLOT CLOSE TO THE AMENITIES OF RHOS ON SEA
- ✓ AMPLE OFF ROAD PARKING & GARAGE
- ✓ NO CHAIN

Lounge

5.45m x 4.30m (17'10" x 14'2")



Kitchen

4.22m x 3.63m (13'10" x 11'11")



Sun Room

6.26m x 2.19m (20'6" x 7'2")



Bedroom One

4.00m x 3.63m (13'2" x 11'11") Maximum

Bedroom Two

3.60m x 3.41m (11'10"x 8'11")

Bedroom Three/Dining Room

3.88m x 3.80m (12'9" x 12'6")

Shower Room

2.66m x 2.04m (8'9" x 6'8")



Garage

5.19m x 3.07m (17'0" x 10'1")

Garage Mezzanine

4.05m x 2.99m (13'3" x 9'10")

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 left down Penrhyn Avenue, left onto Church Road, proceed to the T junction turn right onto Llandudno Road, take the first left turn onto Brewis Road.

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

Energy Performance Rating Band E

3 Bedroom
Detached
Bungalow
2 Brewis Road
Rhos on Sea
LL28 4UA

£359,950

NO CHAIN

Reference Number:RP4060
4/08/25

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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email:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com

