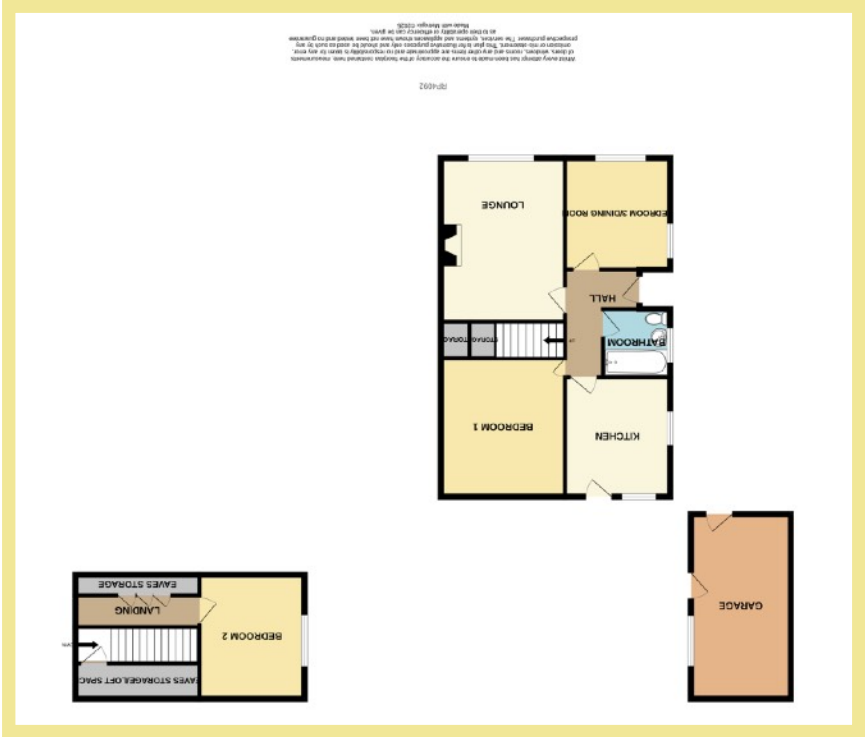


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole



63 Cambrian Drive
Rhos on Sea
LL28 4TA

Well Planned Three Bedroom Semi Detached Dormer Bungalow Situated In A Convenient & Popular Residential Area, Close To Local Amenities

Description

This three bedroom semi-detached dormer bungalow has a well planned layout and is situated in a popular & convenient residential area of Rhos on Sea. Walking distance to the local shops, bus route and other amenities. A short drive to both Llandudno & Colwyn Bay. Outside to the front there is substantial off road parking on the driveway at the side of the property with access into the detached garage. The rear garden is laid to lawn with well established trees, plants & shrubs. Fenced & hedged borders, greenhouse, garden shed & paved patio seating area. Viewing is highly recommended to appreciate the convenient location & well planned layout this dormer bungalow has to offer.

The accommodation comprises of:- Entrance hallway with front door at the side of the property, spacious lounge with picture window and feature fireplace, kitchen/diner with integrated:-double oven, fridge, gas hob and extractor hood and access into the rear garden, dining room/ bedroom 3, bedroom 1 with built-in understairs storage, and bathroom. All the bedrooms are good sized doubles. Stairs lead up to a spacious landing with under eaves storage, bedroom 2 and a good sized under eaves storage room.

The property benefits from gas central heating & UPVC double glazing throughout. The loft is part-boarded.

- ✓ WELL PLANNED THREE BEDROOM SEMI DETACHED DORMER BUNGALOW
- ✓ SUBSTANTIAL OFF ROAD PARKING ON THE DRIVEWAY
- ✓ DETACHED GARAGE
- ✓ REAR GARDEN WITH PATIO SEATING AREA & GREENHOUSE
- ✓ SITUATED IN A CONVENIENT & POPULAR RESIDENTIAL AREA
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS & AMENITIES

Lounge

4.84m x 3.65m (15'11" x 12'0")



Kitchen/Diner

3.53m x 3.01m (11'7" x 9'11")



Dining Room/BedroomThree

3.28m x 3.05m (10'9" x 10'0")

Bedroom One

3.82m x 3.67m (12'7" x 12'1")



Bedroom Two

3.62m x 3.05m (11'11" x 10'0")

Bathroom

2.01m x 1.71m (6'7" x 5'8")

Loft Room

3.71m x 2.22m (12'2" x 7'4")



Garage

5.64m x 2.91m (18'6" x 9'7")

Location

Rhos on Sea is a very popular seaside resort famous for its shops and amenities. It is located between the larger resorts of Colwyn Bay and Llandudno and is also close to the A55 dual carriageway for easy access to Chester and the motorways beyond.

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, second left onto Dinerth Road, fourth right onto Derwen Avenue and right onto Cambrian Drive.

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

Energy Performance Rating Band D

3 Bedroom Semi Detached Dormer Bungalow

63 Cambrian Drive
Rhos on Sea
LL28 4TA

£259,950

Reference Number:RP4092
2/09/25

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

