

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.

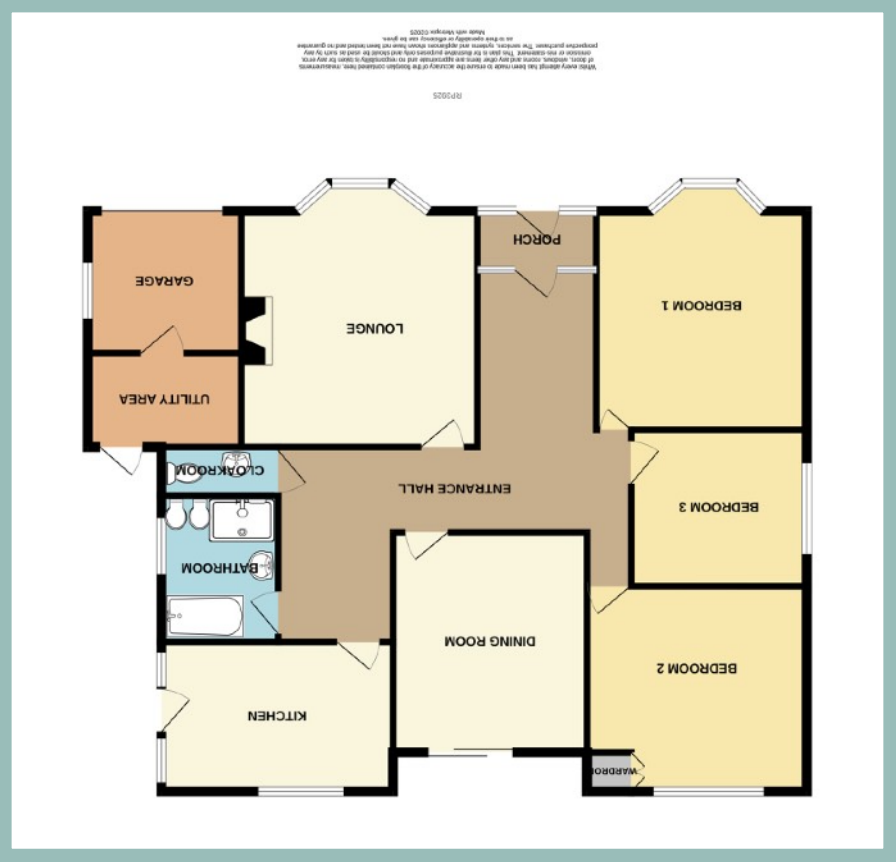
Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



Fletcher & Poole

DIAMOND COLLECTION

www.fletcherpoole.com





THREE BEDROOM DETACHED BUNGALOW ON A GOOD SIZED PLOT STEPS  
AWAY FROM THE PROMENADE & BEACH IN THE HIGHLY DESIRABLE  
LOCATION OF RHOS ON SEA

Description

This three bedroom detached bungalow is situated on a good sized plot steps away from the promenade & beach in the highly desirable location of Rhos on Sea. Walking distance to the local shops, cafes and other amenities and a short drive to both Llandudno & Colwyn Bay. Set back from the road with a substantial drive for plenty of off road parking the current owners comment:-

“A beautiful easily managed coastal home which offers a huge opportunity for a loft extension. The proximity to the sea means that creating space there would give wonderful sea views” (subject to planning permission)

The bungalow comprises of:-  
Entrance porch, generous hallway, light & spacious lounge with bay window, kitchen, dining room with sliding doors out into the rear garden, 3 bedrooms one with a bay window to the front, bathroom and separate cloakroom.  
The large enclosed rear garden is lawned with well established trees, plants & shrubs, patio seating area and access to the garage where a utility area has been created.  
Benefitting from gas central heating and UPVC double glazing throughout.  
Viewing is essential to appreciate the spacious layout, good sized plot and highly desirable & convenient location.

- ✓ SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- ✓ GOOD SIZE PLOT
- ✓ STEPS AWAY FROM THE PROMENADE & BEACH
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, CAFES & OTHER AMENITIES
- ✓ SUBSTANTIAL OFF ROAD PARKING ON THE DRIVE
- ✓ LARGE ENCLOSED REAR GARDEN
- ✓ NO CHAIN



3 Bedroom  
Detached  
Bungalow

Tan Y Coed  
25 College Avenue  
Rhos on Sea  
LL28 4NT

£429,950  
**NO CHAIN**

Reference Number: RP3925  
9/04/25

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

Registered Company  
Number 4687367

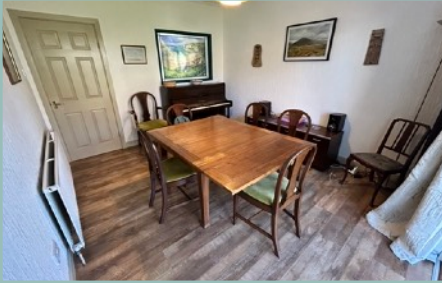
Valuation

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







## 3 Bedroom Detached Bungalow

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#### Porch

2.12m x 1.05m (7'0" x 3'5")

#### Hallway

5.74m x 3.41m (18'10" x 11'2")

#### Lounge

4.23m x 4.23m (13'11" x 13'11")

#### Dining Room

3.91m x 3.35m (12'10" x 11'0")

#### Kitchen

4.14m x 2.70m (13'7" x 8'11")

#### Cloakroom

1.71m x 0.87m (5'7" x 12'10")

#### Bedroom One

3.77m x 3.46m (12'5" x 11'4")

#### Bedroom Two

3.92m x 3.54m (12'10" x 11'8")

#### Bedroom Three

3.13m x 2.40m (10'3" x 7'11")

#### Bathroom

2.96m x 2.60m (9'9" x 8'7")

#### Garage

4.07m x 2.74m (13'4' x 9'0")

#### Utility Area

2.74m x 1.71m (9'0" x 5'8")





Location

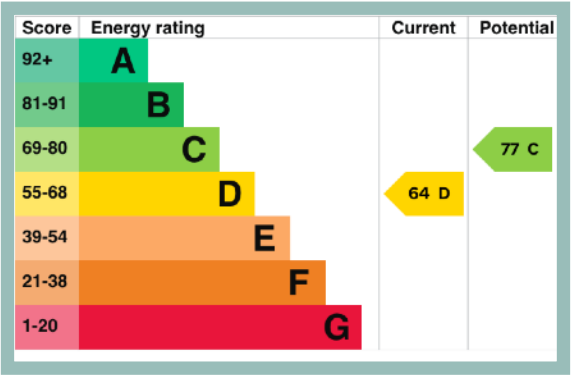
The property is located in the popular coastal resort of Rhos On Sea with a wealth of local shops and other facilities, the larger resorts of Colwyn Bay and Llandudno are approximately 1 and 3 miles respectively and it is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond, also the main rail line Holyhead to Euston.

Directions

From the Rhos on Sea office turn towards the promenade and then left onto the promenade. Proceed in the direction of Llandudno and Penrhyn Bay taking the fourth left turn onto College Avenue.

Council Tax Band: G

Energy Performance Rating Band D



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