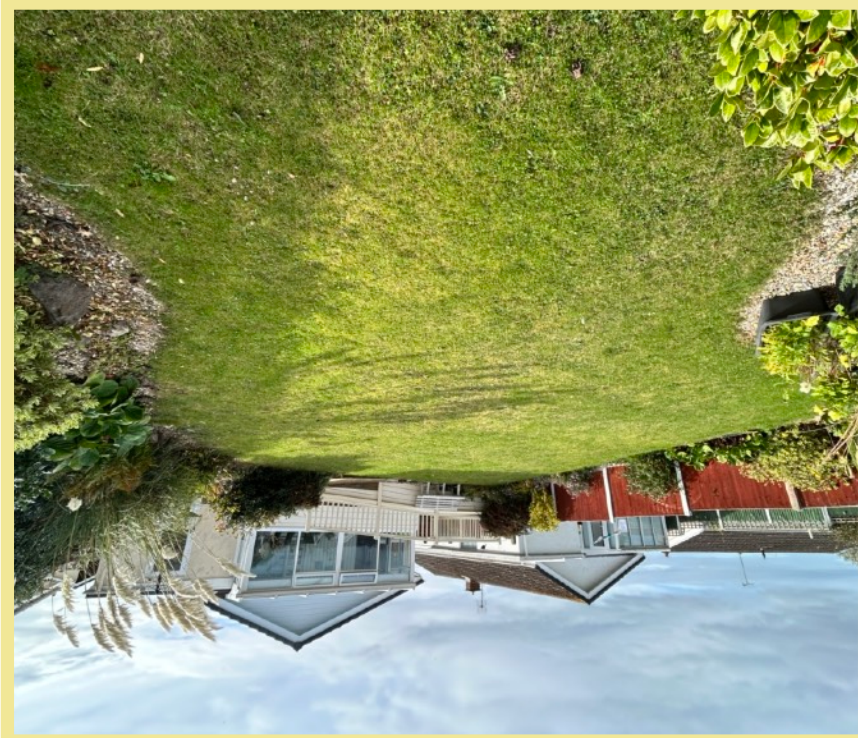


We endeavor to make our sales details reliable but they should not be relied on statements or representations of fact not constitute any part of an offer or seller does not make any representation warranty in relation to the property and authority to do so on behalf of the seller. Services, fittings and equipment referred sales details have not been tested

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Fletcher & Poole



25 Canterbury Lane
Rhos on Sea
LL28 4RZ

Spacious & Well Planned Two Bedroom Detached Bungalow With Far Reaching Sea Views Situated In A Popular Residential Area

Description

This spacious & well planned two bedroom detached bungalow is situated in the popular and convenient residential area of Rhos on Sea. Close to local shops & other amenities. A short drive from both Llandudno & Colwyn Bay. Outside to the front is a driveway for off-road parking and low maintenance gravel garden with access to the garage. To the rear is an enclosed garden, laid to lawn with a variety of flowers, plants & shrubs. A decked & raised patio seating area with far reaching sea views-a lovely spot for outside dining and access into the garage at the rear. The accommodation comprises of:- Entrance hallway with storage, light & spacious lounge with feature electric fireplace, fitted kitchen with integrated:- dishwasher, washer/dryer, ceramic hob & extractor hood. Space for a fridge freezer. The large conservatory leads out onto the decked patio which is ramped into the garden for easy access. Two double bedrooms, modern shower room and separate w.c complete this well planned bungalow. Benefitting from gas central heating & UPVC double glazed windows & doors throughout. Early viewing is recommended to appreciate it's convenient & popular location and all it has to offer.

- ✓ SPACIOUS & WELL PLANNED TWO BEDROOM DETACHED BUNGALOW
- ✓ OFF ROAD PARKING ON DRIVEWAY
- ✓ GARAGE
- ✓ ENCLOSED REAR GARDEN WITH FAR REACHING SEA VIEWS
- ✓ SITUATED IN A POPULAR & CONVENIENT RESIDENTIAL AREA
- ✓ CLOSE TO LOCAL SHOPS & AMENITIES

Lounge

5.15m x 3.97m (16'11" x 13'0")



Kitchen

4.12m x 2.79m (13'6" x 9'2")



Hallway

2.47m x 1.07m (8'1" x 3'6")

Conservatory

4.63m x 2.98m (15'2" x 9'9")



Bedroom One

3.90m x 3.31m (12'10" x 10'11")

Bedroom Two

3.31m x 3.27m (10'11"x 10'9")

Shower Room

2.25m x 1.62m (7'5" x 5'4")

W.C.

1.62m x 0.77m (5'4" x 2'7")

Garage

6.32m x 2.76m (20'9" x 9'1")

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 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, turn right onto Malvern Rise and left onto Canterbury Lane.

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

Energy Performance Rating Band D

2 Bedroom Detached Bungalow

25 Canterbury Lane
Rhos on Sea
LL28 4RZ

£299,950

Reference Number:RP4123
14/10/25

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:
rhosonseaf@fletcherpoole.com
web: www.fletcherpoole.com

