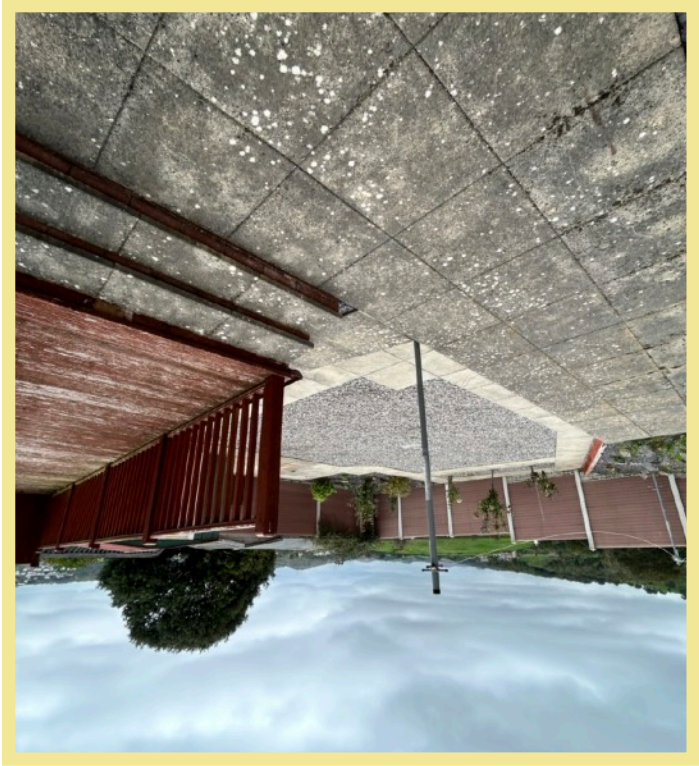


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com



21 Marston Drive
Rhos on Sea
LL28 4SH

Spacious & Well Planned Three Bedroom Detached Dormer Bungalow Situated In A Convenient & Sought After Residential Area

Description

This spacious & well planned three bedroom detached dormer bungalow is situated in the convenient & sought after residential area of Rhos on Sea. Close to local shops & amenities. A short drive from both Llandudno & Colwyn Bay. Outside to the rear is an enclosed garden with far reaching mountain views, a raised & decked patios seating area for outside dining. Flagged with fenced borders for low maintenance & garden shed. To the front there is ample off road parking on the drive and access into the rear garden at either side.

The accommodation comprises of:- Entrance hallway with built-in storage, light & spacious lounge with bay window to the front, kitchen/diner with modern fitted kitchen and integrated appliances to include:- dishwasher, microwave, fridge freezer, oven, electric hob with extractor hood. Utility room with space & plumbing for a washing machine, bedroom, bathroom and dining room/2nd sitting room with stairs leading up to two doubles bedrooms, one with a walk- in-wardrobe, shower room. The property benefits from gas central heating & UPVC double glazed windows & doors. Early viewing is recommended to appreciate this well planned & spacious detached bungalow and it's convenient , sought after location.

- ✓ SPACIOUS & WELL PLANNED THREE BEDROOM DETACHED DORMER BUNGALOW
- ✓ OFF ROAD PARKING
- ✓ ENCLOSED LOW MAINTENANCE REAR GARDEN
- ✓ FAR REACHING MOUNTAIN VIEWS FROM THE REAR
- ✓ CLOSE TO THE LOCAL SHOPS & AMENITIES
- ✓ SITUATED IN A CONVENIENT & SOUGHT AFTER AREA
- ✓ NO CHAIN

Hallway

4.09m x 0.97m (13'5" x 3'2")

Kitchen

3.70m x 2.82m (12'2" x 9'3")



Diner

2.89m x 2.57m (9'6" x 8'5")

Lounge

6.38m x 4.21m (20'11" x 13'10")



Utility Room

2.57m x 1.29m (8'5" x 4'3")

Sitting Room/Dining Room

3.44m x 3.12m (11'4" x 10'3")

Ground Floor Bedroom One

4.08m x 3.45m (13'5" x 11'4")

Bathroom

2.52m x 1.67m (8'3" x 5'6")

Bedroom Two

4.17m x 3.53m (13'8" x 11'7")

Bedroom Three

4.84m x 3.72m (15'11" x 12'3")

Walk In Wardrobe

1.73m x 1.34m (5'8" x 4'5")

Shower Room

2.56m x 1.73m (8'5" x 5'8")

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, second right onto Marston Drive.

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

Energy Performance Rating Band "D"

3 Bedroom
Detached
Dormer Bungalow

21 Marston Drive
Rhos on Sea
LL28 4SH

£330,000

NO CHAIN

Reference Number:RP4125
15/10//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:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com

