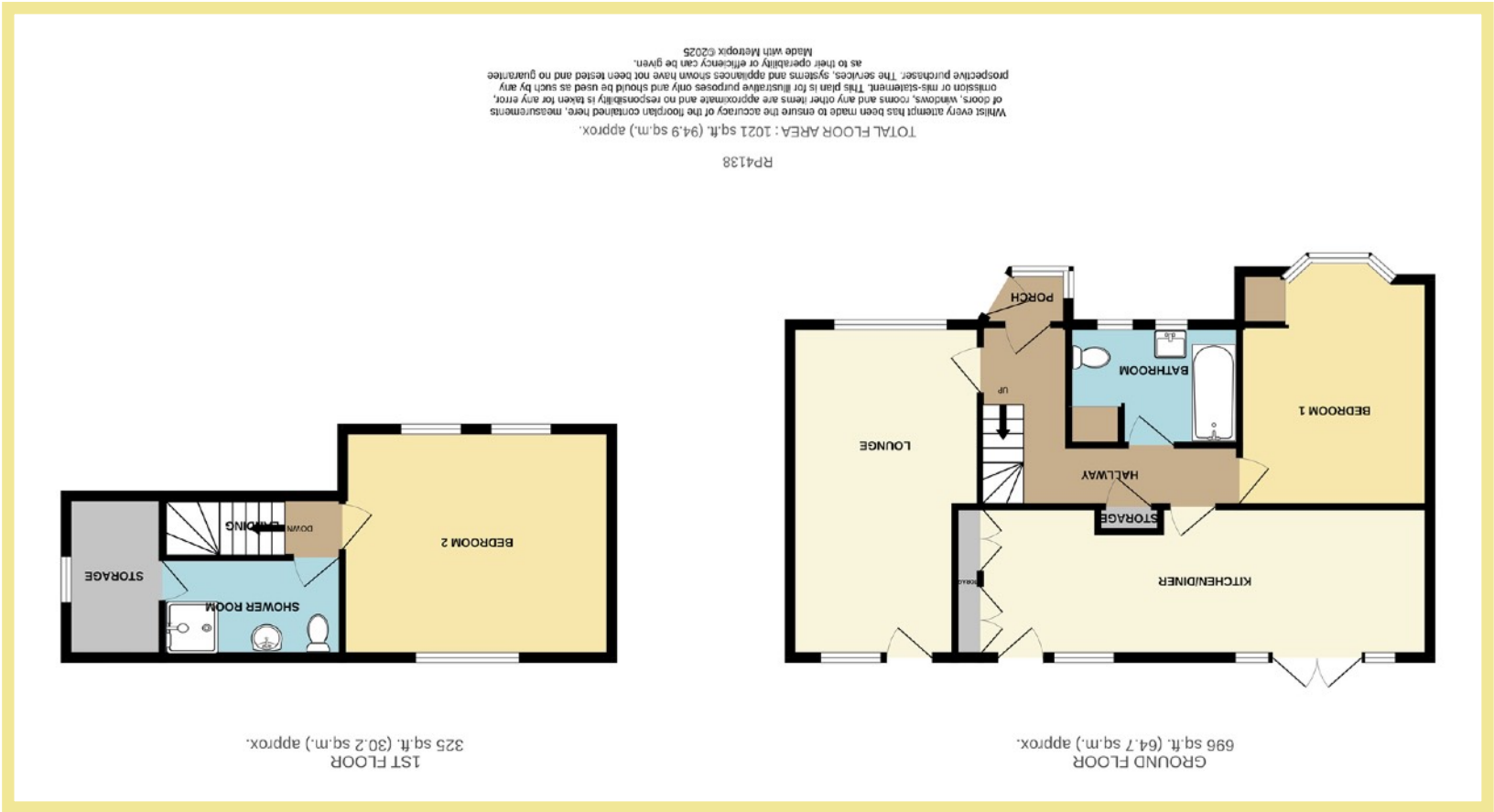


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



80 Rhos Road
Rhos on Sea
LL28 4RY

Two Bedroom Semi Detached Bungalow Situated Close To Local Amenities In The Desirable & Convenient Area Of Rhos on Sea

Description

This light & spacious two bedroom semi-detached bungalow is situated in the desirable residential area of Rhos on Sea. Walking distance to the local shops, cafes, promenade & beach & Bryn Euryn Nature Reserve. A short drive from both Colwyn Bay & Llandudno. To the front of the property there is ample off-road parking on the driveway with garden area and steps up to the front door. The enclosed, rear garden is lawned with fenced & hedged borders and a variety of plants, trees & shrubs and small vegetable patch. Patio seating area for outside dining & entertaining. Access to the front via gates at the side. The good-sized summerhouse would be an ideal space to run a business or work from home with the simple addition of power. The accommodation comprises of:- Entrance porch, hallway with storage, lounge with feature log burner & gas point and door into the rear garden, open plan kitchen/diner with built-in storage & French doors into the garden, double bedroom with bay window and bathroom. Glass balustrade staircase in the hallway leads up to another double bedroom with velux windows, shower room and access into a good-sized storage room where the boiler is sited. Benefitting from UPVC double glazed windows & doors and gas central heating throughout. Viewing is highly recommended to appreciate this light & spacious bungalow and it's desirable & convenient location.

- ✓ TWO BEDROOM SEMI DETACHED BUNGALOW
- ✓ ENCLOSED REAR GARDEN
- ✓ OFF-ROAD PARKING
- ✓ OPEN PLAN KITCHEN/DINER
- ✓ SUMMERHOUSE-COULD BE USED AS A GARDEN OFFICE WITH THE ADDITION OF POWER
- ✓ LOCATED IN A DESIRABLE & CONVENIENT LOCATION
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, CAFES, PROMENADE & BEACH

Lounge

5.58m x 3.17m (18'4" x 10'5")



Kitchen/Diner

7.18 x 3.38m (23'7" x 11'1")



Porch

1.61m x 0.86m (5'4" x 2'10")

Hallway

4.29m x 1.47m (14'1" x 4'10")

Bedroom One

4.16m x 2.74m (13'8" x 9'0")



Bathroom

2.70m x 1.69m (8'11" x 5'7")



Bedroom Two

4.59m x 3.84m (15'1" x 12'7")

Shower Room

2.84m x 1.66m (9'4" x 5'6")

Loft Room/Store Room

2.92m x 1.63m (9'7" x 5'4")

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 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.

Council Tax Band: E
Energy Efficiency Rating: Band D

2 Bedroom Semi Detached Bungalow

80 Rhos Road
Rhos On Sea
LL28 4RY

£284,950

Reference Number: RP4138
30/10/25

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: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		