

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.

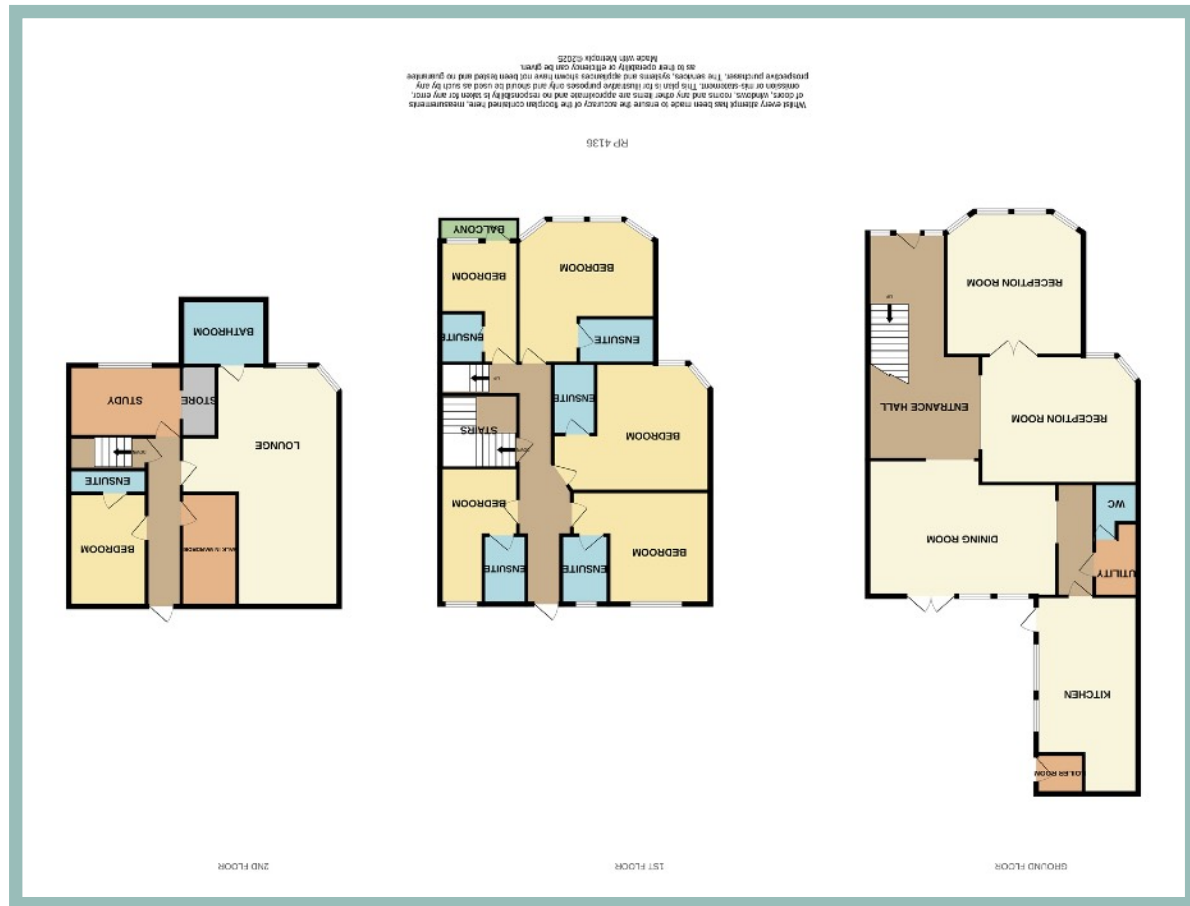
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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 making some distance to view the property.

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Fletcher & Poole
DIAMOND COLLECTION



IMPRESSIVE DETACHED SIX BEDROOM HOUSE WITH STUNNING SEA VIEWS OF THE BAY SITUATED ON THE PRIME POSITION OF CAYLEY PROMENADE

Description

Built in 1909 Plas Rhos House is an impressive detached property on The Cayley Promenade with six ensuite bedrooms and a one bedroom annex. The well maintained light and spacious accommodation is full of character and charm and has previously been used as a luxury 5 star bed and breakfast but is currently a family home with the relevant planning permission in place. Situated close to the amenities of Rhos on Sea and the promenade which has recently undergone a programme of work there are stunning views of the sea and bay from the front aspect. Viewing is definitely recommended to not only appreciate all that this property has to offer but also it's amazing potential.

The accommodation on the ground floor comprises of a large reception hallway which opens onto two reception rooms one with a bay window overlooking the promenade, a dining room with access to the garden, utility room, W.C. and kitchen which is currently fitted out as a commercial kitchen. To the first floor there are four double bedrooms, three with sea views and all with ensembles, a single bedroom also with an ensuite and with access onto a balcony. To the second floor there is a lounge, bathroom, study/home office, double bedroom with an ensuite and walk in wardrobe. The ensuite and walk in wardrobe have under floor heating.

To the rear of the property there is a one bedroom annex which comprises of a lounge, modern and contemporary kitchen and shower room and a good-sized double bedroom. Below the annex there is a utility room and workshop.

Outside to the front of the property the garden has been landscaped with a large decked seating area. The tiered rear garden is paved with a variety of plants and shrubs and a parking area for up to four vehicles which can be accessed from either Whitehall Road or Everard Road.

- ✓ IMPRESSIVE DETACHED SIX BEDROOM PROPERTY WITH A ONE BEDROOM ANNEXE
- ✓ LIGHT AND SPACIOUS ACCOMMODATION FULL OF CHARACTER AND CHARM
- ✓ SITUATED ON THE CAYLEY PROMENADE WITH STUNNING SEA VIEWS OF THE BAY
- ✓ CLOSE TO THE AMENITIES OF RHOS ON SEA AND ACROSS THE ROAD TO THE NEWLY REFURBISHED PROMENADE & BEACH
- ✓ AMAZING POTENTIAL TO USE AS A LARGE FAMILY HOME OR REINSTATE AS A LUXURY 5 STAR BED AND BREAKFAST
- ✓ DECKED SEATING AREA TO THE FRONT, OFF ROAD PARKING TO THE REAR AND PAVED TIERED GARDEN
- ✓ VIEWING RECOMMENDED TO APPRECIATE ALL THIS PROPERTY HAS TO OFFER



6 Bedroom
Detached
House

Plas Rhos House
53 Cayley
Promenade
Rhos on Sea
LL28 4EP

£895,000

Reference Number: RP4136
31/10/25

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.co
m
web: www.fletcherpoole.com





Ground Floor Hallway

7.24m x 3.55m (23’9” x 11’8”) Maximum

Reception Room

4.86m x 4.33m (16’0” x 14’3”) Maximum

Reception Room

5.03m x 4.05m (16’6” x 13’4”)

Dining Room

5.94m x 4.30m (19’6” x 14’1”)

Kitchen

6.35m x 3.27m (20’10” x 10’9”)

Utility

2.02m x 1.77m (6’8” x 5’10”) Maximum

W.C.

1.54m x 1.48m (5’1” x 4’10”) Maximum

Second Floor Lounge

7.47m x 4.27m (24’6” x 14’0”) Maximum

Ensuite

2.33m x 1.91m (7’8” x 6’3”)

Bedroom Six

3.45m x 3.29m (11’4” x 10’10”)

Ensuite

2.88m x 1.04m (9’6” x 3’5”)

Dressing Room

3.20m x 1.49m (10’6” x 4’11”)

Study/Home Office

3.74m x 3.31m (12’3” x 10’10”)

First Floor Bedroom One

4.87m x 4.33m (16’0” x 14’3”) Maximum

Ensuite

2.48m x 1.46m (8’2” x 4’10”)

Bedroom Two

3.81m x 2.33m (12’6” x 7’8”) Maximum

Ensuite

1.48m x 1.29m (4’10” x 4’3”)

Bedroom Three

5.03m x 4.04m (16’6” x 13’3”) Maximum

Ensuite

2.39m x 1.38m (7’10” x 4’6”)

Bedroom Four

3.24m x 3.12m (10’8” x 10’3”)

Ensuite

2.24m x 1.52m (7’4” x 5’0”)

Bedroom Five

4.18m x 2.77m (13’9” x 9’1”)

Ensuite

1.77m x 1.25m (10’10” x 6’8”)

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Annexe Floorplan



Annexe Lounge

3.95m x 3.23m (13'0" x 10'7")

Kitchen

2.31m x 2.16m (7'7" x 7'1")

Bedroom

3.95m x 3.40m (13'0" x 11'2")

Shower Room

2.16m x 2.31m (7'1" x 7'7")

Location

The property is located in the popular coastal resort of Rhos On Sea with its wealth of local shops and other facilities. The larger resorts of Llandudo and Colwyn Bay are approximately 3 miles and 1 mile 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, turn right onto the Promenade and take the second right onto Cayley Promenade, carry straight on where number 53 can be found on the right hand side.

Council Tax Band TBC

Energy Performance Rating Band TBC

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