

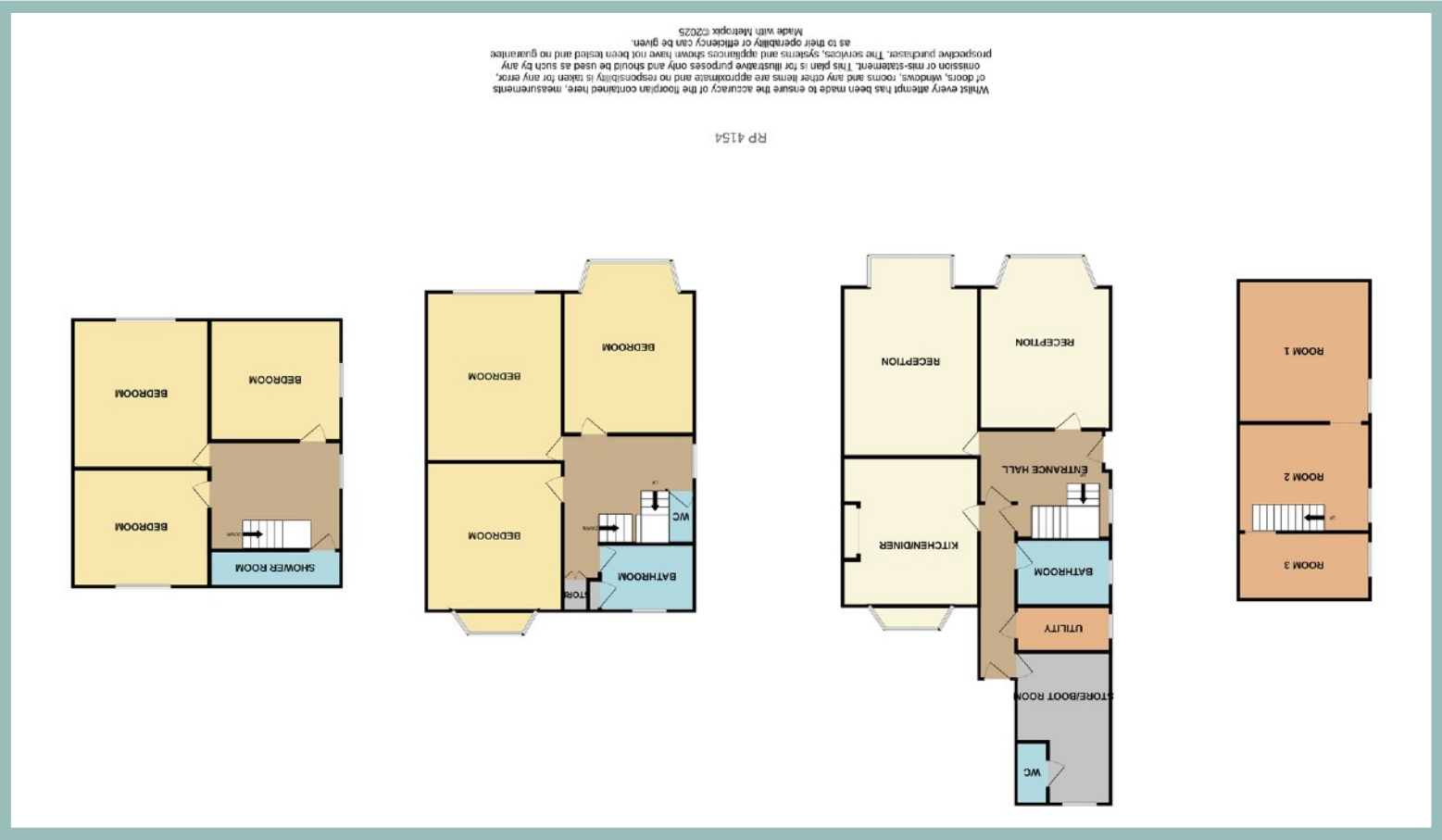
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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.



www.fletcherpoole.com



76 Rhos Road
Rhos on Sea
LL28 4RY

Impressive Six Bedroom Semi Detached House Situated Close To the Promenade & Amenities Of Rhos on Sea

Description

This truly impressive six bedroom semi detached house provides light and spacious accommodation. The well maintained property retains a wealth of original features including some stunning leaded light windows as well as high ceilings with coving and some original fireplaces. There are also three basement rooms accessed from the hallway, currently being used for storage but with the potential to develop into additional accommodation. This is a property that must be viewed to not only appreciate the size and layout but also it's location.

Situated in a conveniently close to the amenities of Rhos on Sea the property is only a short walk to the Promenade and Bryn Euryn Nature Reserve. Outside there is ample off road parking to the side and access to a detached garage. The rear garden has a seating area directly outside the property and two large lawn areas including fruit trees.

The accommodation on the ground floor comprises of a beautifully presented hallway, two light and spacious reception rooms with bay windows to the front aspect, a kitchen/diner with fitted units and a range cooker set within the fireplace, a modern contemporary bathroom, utility room, store/boot room and W.C. To the first floor there are three double bedrooms, bathroom with a claw foot bath and separate W.C. To the second floor there are three further double bedrooms, one currently being used as an office and a shower room. From the second floor there are also sea views and views of Bryn Euryn Nature Reserve.

- ✓IMPRESSIVE SIX BEDROOM SEMI DETACHED HOUSE
- ✓WELL MAINTAINED LIGHT AND SPACIOUS ACCOMMODATION WITH ADDITIONAL BASEMENT ROOMS
- ✓RETAINS A WEALTH OF ORIGINAL FEATURES INCLUDING COVING, LEADED LIGHT WINDOWS AND FIREPLACES
- ✓CONVENIENT LOCATION CLOSE TO THE AMENITIES OF RHOS ON SEA, THE PROMENADE AND BRYN EURYN NATURE RESERVE
- ✓DETACHED GARAGE, AMPLE OFF ROAD PARKING AND LARGE REAR GARDEN



6 Bedroom
Semi Detached
House

76 Rhos Road
Rhos on Sea
LL28 4RY

£470,000

Reference Number: **RP4154**
27/11/25

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





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Ground Floor Entrance Hallway

3.97m x 2.17m (13'0" x 7'2")

Reception Room One

5.06m x 3.99m (16'7" x 13'1") Maximum

Reception Room Two

5.87m x 4.00m (19'3" x 13'2") Maximum

Kitchen/Diner

4.21m x 3.39m (13'10" x 11'2")

Bathroom

2.74m x 1.86m (9'0" x 6'2")

Utility

2.52m x 1.34m (8'3" x 4'5")

Boot Room/Storage

4.55m x 2.51m (14'11" x 8'3") Maximum

W.C.

1.82m x 0.83m (6'0" x 2'9")

First Floor Bedroom One

5.26m x 4.00m (17'3" x 13'2")

Bedroom Two

5.02m x 3.97m (16'6" x 13'0")

Bedroom Three

4.18m x 4.00m (13'9" x 13'2")

Bathroom

2.71m x 1.93m (8'11" x 6'4")

W.C.

1.54m x 0.77m (5'1" x 2'7")



Second Floor Bedroom Four

4.39m x 4.06m (14'5" x 13'4")

Bedroom Five

4.06m x 4.06m (13'4" x 13'4")

Bedroom Six/Office

4.09m x 3.35m (13'5" x 11'0")

Shower Room

3.28m x 1.09m (10'9" x 3'7")

Basement Room One

3.84m x 4.16m (12'7" x 13'8")

Basement Room Two

3.85m x 3.19m (12'8" x 10'6")

Basement Room Three

3.85m x 1.97m (12'8" x 6'6")

Garage

5.90m x 3.07m (19'4" x 10'1")



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 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, turn right onto the Promenade and take the first turning right onto Rhos Road.

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

Energy Performance Rating Band TBC

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