

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.

Fletcher & Poole  
DIAMOND COLLECTION



www.fletcherpoole.com



10 Trillo Avenue  
Rhos on Sea  
LL28 4NS



# Three Bedroom Detached Family House Full Of Character & Charm Situated on A Large Plot In The Heart Of Rhos on Sea, Steps Away From The Promenade

## Description

Number 10 Trillo Avenue is a three bedroom detached family house full of character & charm. Situated on a large plot, steps away from the promenade & beach in the highly desirable location of Rhos on Sea. Walking distance to the local shops, cafes & other amenities. A short drive to both Llandudno & Colwyn Bay.

Set back from the road behind metal gates, substantial off road parking and garage with service pit, a lawned front garden with well established trees, plants & shrubs.

The property comprises of:-

Feature entrance porch with stained glass windows, hallway, light & spacious lounge with feature fireplace and beautiful bay window overlooking the rear garden, kitchen with pantry and rear porch, dining room/2nd sitting room, ground floor bedroom to the front, bathroom and a good sized storage cupboard.

Stairs in the hallway lead to the 1st floor where there are a further two double bedrooms, one with an en-suite bathroom accessed via a walk-through cupboard and a further w.c on the landing.

To the rear is a large, enclosed garden. Lawned with fenced & walled borders, an abundance of trees, plants & flowers, greenhouse, garden store and new garden room (currently used as a playroom)

Various seating areas create plenty of options for outside dining & entertaining.

Access into the garage (with service pit), storage area and utility room.

Benefitting from gas central heating throughout.

Viewing is essential to appreciate the character & charm, large plot and highly desirable central location this family home has to offer.

- ✓ THREE BEDROOM DETACHED FAMILY HOME FULL OF CHARACTER & CHARM
- ✓ SITUATED ON A LARGE PLOT
- ✓ STEPS AWAY FROM THE PROMENADE & BEACH
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, CAFES & OTHER AMENITIES
- ✓ GARAGE WITH SERVICE PIT
- ✓ OFF ROAD PARKING
- ✓ LARGE ENCLOSED REAR GARDEN



3 Bedroom  
Detached  
House

10 Trillo Avenue  
Rhos on Sea  
LL28 4NS

£444,950

Reference Number: RP4067  
8/08/25

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: rhosonseasales@fletcherpoole.com  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)







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Porch

2.34m x 1.65m (7'8" x 5'5")

Lounge

4.85m x 4.61m (15'11" x 15'1")

Dining Room

4.26m x 3.84m (14'0" x 12'7")

Kitchen

3.55m x 1.70m (11'8" x 5'7")

Pantry

0.89m x 0.72m (2'11" x 2'5")

Rear Porch

1.08m x 1.04m (3'7" x 3'5")

Storage Room

1.67m x 1.53m (5'6" x 5'0")

Ground Floor Bedroom One

4.18m x 4.13m (13'9" x 13'7")

Bathroom

3.01m x 1.70m (9'11" x 5'7")

Bedroom Two

4.45 x 4.22m (14'7" x 13'10")

Bedroom Three

5.63m x 3.04m (18'5" x 10'0")

Ensuite Bathroom

2.41m x 1.91m (7'11" x 6'3")

Walk Through Cupboard

2.28m x 1.06m (7'6" x 3'6")

W.C.

1.63m x 1.53m (5'4" x 5'0")





Garage

5.11m x 3.82m (16’9” x 12’7”)

Utility Area

3.82m x 2.52m (12’7” x 8’3”)

Store Two

2.88m x 2.47m (9’6” x 8’1”)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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 right towards the promenade, turn left onto the promenade, Trillo Avenue is the third turning on the left hand side.

Council Tax Band: “G” (provided on [voa.gov.uk](http://voa.gov.uk))

Energy Performance Rating Band E

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