

Please contact us before viewing the property to confirm that the property is still available. This is particularly important if you are contemplating travelling some distance to view the property. We strongly recommend that all the information which we provide about the property is referred to you by your own advisor(s). 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. Part of an offer or contract. The seller does not make any representations in relation to the property and we have no authority to do so on behalf of the seller. 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.

www.fletcherpooole.com



**63 Rhos Road
Rhos on Sea
LL28 4RY**

Beautifully Presented Traditional Four Bedroom Semi Detached Family House, Situated In A Popular & Convenient Residential Area

Description

No:-63 is a beautifully presented traditional four bedroom semi-detached family home. Situated on Rhos Road in Rhos on Sea, a popular & convenient location. Walking distance to the local shops, schools, promenade & beach.

A short drive from both Llandudno & Colwyn Bay. This spacious family home retains many original features yet is a well planned, modern living space. To the front of the property there is a block paved driveway with substantial off-road parking and access to the rear garden at the side.

The enclosed rear garden is lawned with fenced & hedged borders, raised & decked patio seating area with storage below, summer house and garden shed.

Early viewing is highly recommended to appreciate this beautiful family home with it's convenient location. The accommodation comprises of:-

Entrance porch, spacious hallway with fireplace, lounge with bay window and feature fireplace, open-plan kitchen/diner with underfloor heating and integrated appliances to include:-

Double oven, 4 ring gas hob & extractor hood, microwave, space & plumbing for a dishwasher and fridge freezer, patio doors lead out onto the decking, utility room with w.c and space & plumbing for a washing machine and tumble dryer, 2nd sitting room with fireplace extending into the garden room which also has patio doors onto the decking.

Stairs in the hallway lead up to the first floor where there are four double bedrooms and a large family bathroom with separate shower, freestanding bath and underfloor heating.

The property benefits from gas central heating and UPVC double glazed windows & doors throughout

- ✓ FOUR BEDROOM SEMI DETACHED FAMILY HOUSE
- ✓ BEAUTIFULLY PRESENTED
- ✓ SPACIOUS & WELL PLANNED
- ✓ RETAINS MANY ORIGINAL FEATURES
- ✓ SUBSTANTIAL OFF-ROAD PARKING ON THE BLOCK PAVED DRIVEWAY
- ✓ POPULAR & CONVENIENT RESIDENTIAL AREA
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH



4 Bedroom
Semi Detached
House

63 Rhos Road
Rhos on Sea
LL28 4RY
£395,000

Reference Number: RP4165
30/12/25

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





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Porch

Hallway

5.25m x 3.66m (17'3" x 12'0")

Lounge

4.78m x 3.78m (15'8" x 12'5") Into the bay

Kitchen/Diner

6.54m x 3.47m (21'5" x 11'5")

Utility Room/W.C.

2.19m x 1.44m (7'2" x 4'9")

2nd Sitting Room

4.89m x 3.78m (16'1" x 12'5")

Garden Room

3.78m x 1.65m (12'5" x 5'5")

Bedroom One

4.56m x 3.78m (15'0" x 12'5")

Bedroom Two

4.36m x 3.78m (14'4" x 12'5")

Bedroom Three

3.70m x 3.66m (12'2" x 12'0")

Bedroom Four

3.66m x 3.60m (12'0" x 11'10")

Bathroom

4.19m x 2.57m (13'9" x 8'5")



4 Bedroom
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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 C

