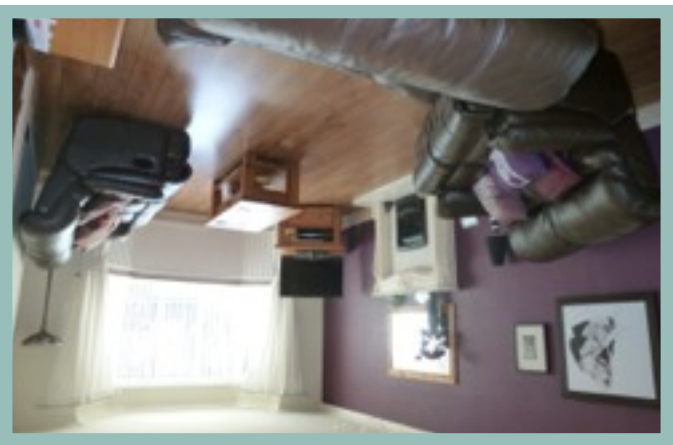


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Fletcher & Poole  
DIAMOND COLLECTION



24 Brompton Avenue  
Rhos On Sea  
LL28 4TF



# Attractive Detached Four Bedroom Dormer Bungalow

## Description

This attractive detached four bedroom dormer bungalow enjoys good size, light and spacious rooms with well presented accommodation comprising; entrance porch, good size reception hall, large lounge, lounge sitting room/ bedroom, dining room opening into a sun room, kitchen, utility, cloakroom, second downstairs bedroom and bathroom. To the first floor; two bedrooms and shower room, upvc double glazing throughout, gas central heating, cavity wall insulation, landscaped front garden and driveway, detached garage and enclosed rear garden.

- ✓ ATTRACTIVE DETACHED COTTAGE STYLE FOUR BEDROOM DORMER BUNGALOW
- ✓ LIGHT AND SPACIOUS ACCOMMODATION
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA
- ✓ NO CHAIN

## Accommodation

Upvc frosted coloured leaded light feature front door with complementary side panel giving access into;

## Entrance Porch

Ceramic tiled floor, original wood and coloured frosted leaded light glazed door with complementary side windows giving access into good size;

## Entrance Hall

Coved ceiling, two single panel central heating radiators, ceramic tiled floor, under stairs storage cupboard housing the electrics, separate airing cupboard laid to timber slat shelving.

Stairs to first floor accommodation.

## Lounge

23’8” x 11’11” (7.22m x 3.63m) Coved ceiling, upvc double glazed bay window to front aspect, upvc double glazed window to side aspect, double panel central heating radiator, single panel central heating radiator, living flame effect gas fire with marble inset and hearth and decorative surround, television aerial, laminate floor.

## Bedroom One/Sitting Room

15’11” x 11’11” (4.85m x 3.63m) Coved ceiling, upvc double glazed bay window to front aspect, single panel central heating radiator.

## Dining Room

11’4” x 11’11” (3.45m x 3.63m) Extending into the sun room to 17’9” (5.51m) Double panel central heating radiator, ceramic tiled floor.

Square access through to the;

## Sun Room

Double glazed double timber doors giving access onto the garden, double glazed sliding patio door with complementary double glazed timber windows either side, giving access onto garden, single panel central heating radiator, ceramic tiled floor.

Archway from the dining room into the;

## Fitted Kitchen

11’8” x 10’2” (3.55m x 3.10m) Upvc double glazed window to side aspect, range of cream wall and base units with glazed display cabinets with roll top work surface over, one and a half bowl stainless steel sink and drainer with hot and cold mixer tap, space for gas or electric cooker with stainless steel extractor over, space for low level fridge, fully tiled walls, ceramic tiled floor, double panel central heating radiator.

## Utility

11’9” x 8’11” (3.58m x 2.71m) Upvc double glazed window to side aspect, upvc frosted double glazed door giving access to rear, range of wall and base units in cream with roll top work surface over, stainless steel sink and drainer with hot and cold mixer tap, space and plumbing for washing machine, space for fridge/freezer and dryer, space and plumbing for dishwasher, ceramic tiled floor, cupboard housing the wall mounted “Worcester” combination boiler, cupboard housing the gas meter.

## Cloakroom

Upvc frosted double glazed window to side aspect, low flush w.c, wash/hand basin with tiled splashback, ceramic tiled floor.

## Bedroom Two

10’3” x 10’1” (3.12m x 3.07m) Coved ceiling, upvc double glazed window to side aspect, single panel central heating radiator.

## Bathroom

10’3” x 7’1” (3.12m x 2.16m) Upvc frosted double glazed window to side aspect, four piece bathroom suite comprising of a claw foot roll top bath with shower attachment, fully tiled corner shower cubicle with mains shower, low flush w.c, wash/hand basin, fully tiled walls, ceramic tiled floor, chrome ladder style towel heater.

Stairs from the hallway leading to first floor accommodation.

## Landing

Double glazed velux window, single panel central heating radiator.

## Bedroom Three

19’5” x 10’9” (5.92m x 3.27m) Two upvc double glazed windows to front aspect with views of Bryn Euryn, double panel central heating radiator, single panel central heating radiator, access to the loft, built in wardrobes, under eaves storage, laminate floor.

## Bedroom Four

11’11” x 9’1” (3.63m x 2.77m) Maximum, upvc double glazed window to front aspect with views of Bryn Euryn, double panel central heating radiator, built in wardrobe.

## Shower Room

Double glazed velux window to side aspect, tiled shower cubicle with electric shower, low flush w.c, wash/hand basin, part tiled walls, chrome ladder style towel heater, ceramic tiled floor.

## Outside

To the front of the property landscaped paved driveway providing ample off road parking, low maintenance paved front garden with well planted borders. Timber gate gives access to rear garden. The rear garden is mainly laid to lawn with patio flagged seating areas, well established borders, to the rear raised vegetable beds, timber shed.

## Detached Garage

17’6” x 10’7” (5.34m x 3.22m) Window to side, water tap, power and light.

## 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 Llandudno and Colwyn Bay are close by 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 left towards the Promenade, turn right onto the Promenade, take the first right turn onto Rhos Road, at the traffic lights turn left onto Brompton Avenue.

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

Energy Performance Rating Band D

## 4 Bedroom Detached Dormer Bungalow

24 Brompton Avenue  
Rhos On Sea  
LL28 4TF

£350,000

Reduced From £359,950

Reference Number: RP474  
25/02/14

Fletcher & Poole,  
Haddon Court, Penrhyn Avenue  
Rhos on Sea, LL28 4NH

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:

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email: [rhosonsea@fletcherpoole.com](mailto:rhosonsea@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

