

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.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



10 Church Drive
Rhos on Sea
LL28 4PB



Well Presented & Extended Four Bedroom Semi Detached House Situated On A Large Corner Plot & Only A Short Walk To The Promenade & Village

Description

A well presented and extended four bedroom semi detached house, situated on a large corner plot and within a one-minute walk to the promenade and beach. The property benefits from a large bespoke oak framed extension which has a fully glazed gable to the side aspect and benefits from a beautiful York stone floor and Bifold doors onto the extensive landscaped gardens. The property benefits from UPVC double glazing and gas central heating and viewing is highly recommended to appreciate the spacious layout, oak framed extension and large corner plot.

The accommodation on the ground floor briefly comprises, open porch with original tiles, spacious hallway with stained glass windows, original fireplace and cupboard under the stairs, a large lounge which benefits from a modern log burner, dual aspect windows and a feature bay window to the front, a second large lounge to the rear with a log burner and bi-folding doors onto the rear garden, a modern fitted shaker style kitchen which is in keeping with the property which benefits from oak work tops with an Aga and Belfast sink, an attractive brick archway provides access to the large bespoke timber framed extension which is used as the dining room but is also large enough to create a further lounge area if required, a separate utility room and W.C. Upstairs is a landing, a master bedroom to the front aspect with sea views and a modern ensuite shower room, a large double bedroom to the rear with a walk in wardrobe, a further two large double bedrooms and a modern family bathroom with a roll top bath and separate shower.

Outside the property is set within large, landscaped gardens, with off road parking for around three/four cars to the front, to the side of the property there is extensive and sunny lawned areas which are surrounded by mature shrubs and trees which provide privacy. To the rear of the property there are full height gates providing further off road parking for a camper van/motorhome with access to a large garage which could be converted to an annexe with the relevant planning permission. There is also access to a patio area with pergola, timber clad woodstore and washing line.

- ✓ WELL PRESENTED AND EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE
- ✓ ONLY A SHORT WALK TO THE PROMENADE AND VILLAGE
- ✓ HIGH QUALITY BESPOKE OAK FRAMED EXTENSION
- ✓ VIEWING RECOMMENDED AS OFFERS A WEALTH OF ACCOMMODATION
- ✓ MODERN KITCHEN AND BATHROOMS THROUGHOUT
- ✓ OFF ROAD PARKING FOR CARS AND MOTORHOME
- ✓ SET ON A LARGE CORNER PLOT WITH EXTENSIVE LANDSCAPED GARDENS
- ✓ NO CHAIN



4 Bedroom
Semi Detached
House

10 Church Drive
Rhos on Sea
LL28 4PB

£474,950

NO CHAIN

Reference Number: RP3641
2/07/2024

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





4 Bedroom Semi Detached House

10 Church Drive
Rhos on Sea
LL28 4PB

£474,950

NO CHAIN

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2/07/24

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Open Porch

3.78m x 1.16m (12'5" x 3'10")

Hallway

3.77m x 3.74m (12'5" x 12'3")

Cupboard

1.65m x 0.68m (5'5" x 2'3")

Lounge

5.53m x 3.82m (18'2" x 12'6")

Lounge 2

5.19m x 3.80m (17'0" x 12'6")

Kitchen

3.78m x 3.63m (12'5" x 11'11")

Dining Room

6.30m x 5.05m (20'8" x 16'7")

Utility

3.80m x 2.50m (12'6" x 8'3")

W.C.

1.40m x 0.93m (4'7" x 3'1")

Master Bedroom

4.56m x 3.81m (15'0" x 12'6")

Ensuite

2.71m x 0.89m (8'11" x 2'11")

Bedroom Two

3.80m x 3.39m (12'6" x 11'1")

Walk In Wardrobe

2.52m x 1.65m (8'3" x 5'5")

Bedroom Three

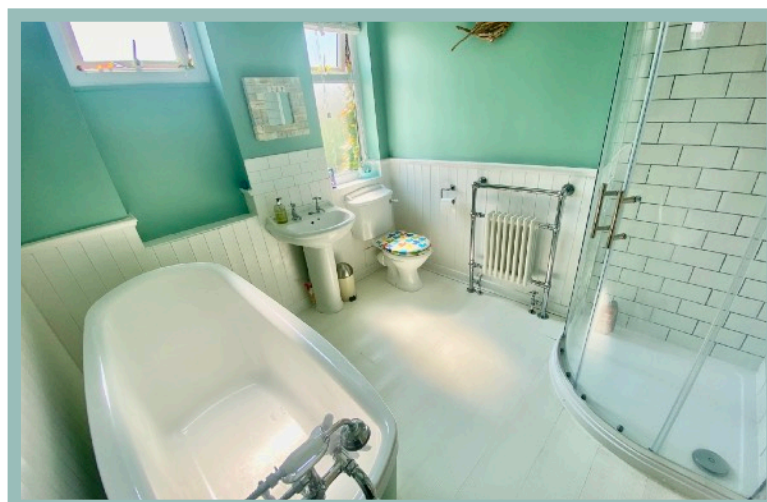
3.96m x 3.79m (13'0" x 12'5")

Bedroom Four

3.81m x 3.57m (12'6" x 11'9")

Bathroom

2.75m x 2.52m (9'0" x 8'3")



Garage

5.53m x 5.19 (18'2" x 17'0") Maximum

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 left down Penrhyn Avenue, turn right onto Colwyn Avenue, turn left onto Abbey Road, continue to the crossroads, turn right onto Church Drive.

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

Energy Performance Rating Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

4 Bedroom
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