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Fletcher & Poole



34 Wainwright Close
Rhos on Sea
LL28 4DZ

Modern Three Bedroom Semi Detached House In A Quiet Cul De Sac In The Sought After Location Of Rhos on Sea

Description

This modern three bedroom semi detached house is situated in the sought after location of Rhos on Sea, walking distance to the promenade, beach, local shops and amenities.

In a quiet cul-de-sac with ample off road parking to the front.

The accommodation briefly comprises of:

Entrance hall with cloakroom, lounge, kitchen/diner with patio doors onto the south west facing enclosed rear garden which is mainly laid to lawn with paved patio seating area.

To the first floor there are three bedrooms, the master bedroom with ensuite shower room and a family bathroom.

The property benefits from gas central heating and UPVC double glazing throughout.

Viewing is highly recommended to appreciate the location.

- ✓ MODERN THREE BEDROOM SEMI DETACHED HOUSE
- ✓ SOUTH WEST FACING ENCLOSED REAR GARDEN
- ✓ AMPLE OFF ROAD PARKING
- ✓ SITUATED IN A QUIET CUL DE SAC
- ✓ WALKING DISTANCE TO THE PROMENADE, BEACH, LOCAL SHOPS AND OTHER AMENITIES

Lounge

14'8" x 12'1" (4.46m x 3.69m)



Kitchen/Diner

15'9" x 9'9" (4.80m x 2.97m)



Cloakroom

7'0" x 3'1" (2.12m x 0.94m)

Master Bedroom

12'1" x 9'10" (3.68m x 3.00m)



Ensuite

4'8" x 6'11" (1.42m x 2.11m)

Bedroom Two

9'4" x 8'5" (2.85m x 2.55m)

Bedroom Three

8'5" x 6'2" (2.55m x 1.88m)

Family Bathroom

6'2" x 6'1" (1.88m x 1.86m)

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 right towards the Promenade, turn right onto the Promenade, take the second right onto Cayley Promenade, as the road bears right carry straight on remaining on Cayley Promenade, turn right onto Llannerch Road East, first left onto Wainwright Close.

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

Energy Performance Rating Band C

3 Bedroom
Semi Detached
House

34 Wainwright Close
Rhos on Sea
LL28 4DZ

£240,950

Reduced From £259,950
Reference Number: RP3645
10/07/24

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		