

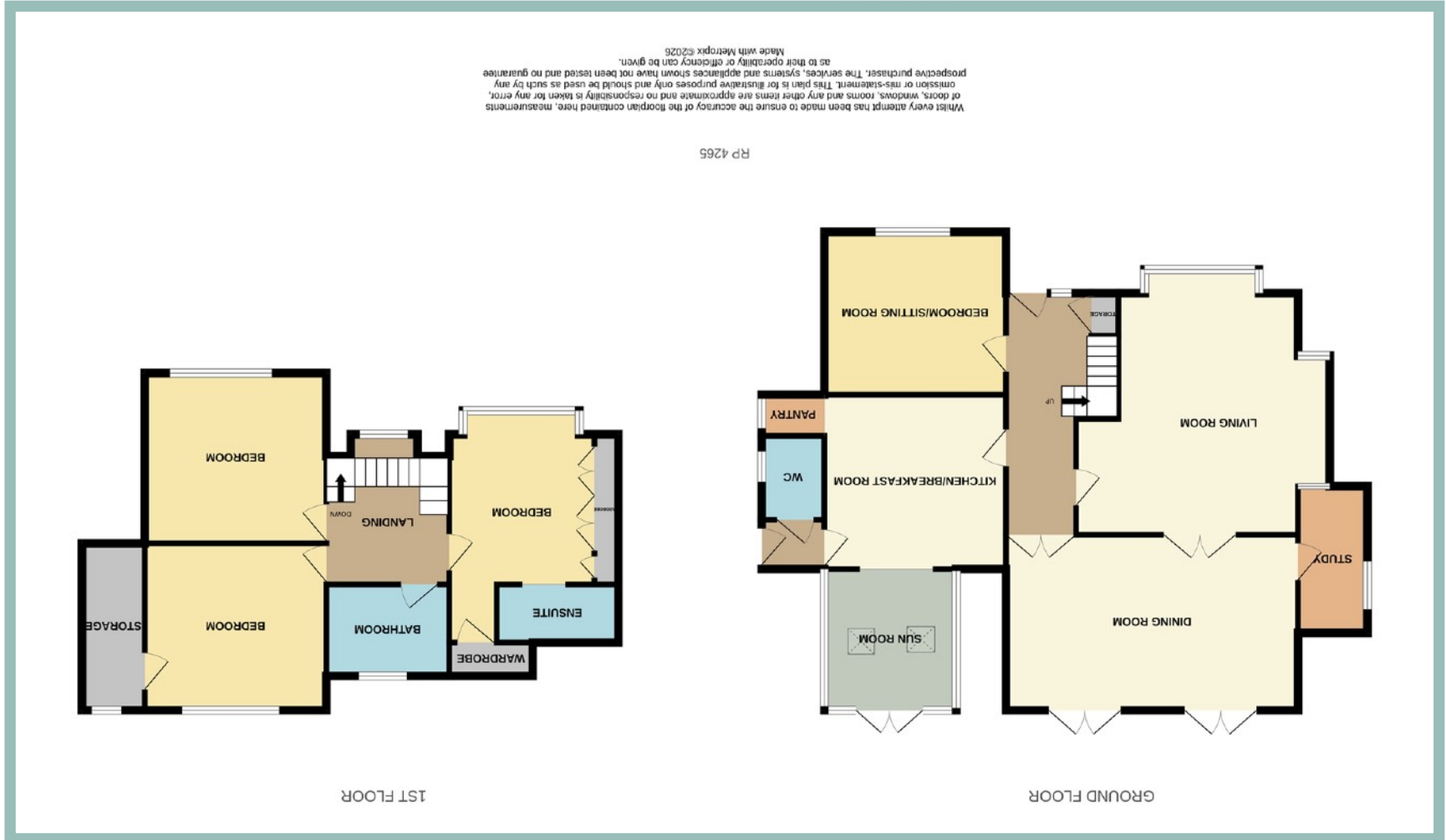
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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.

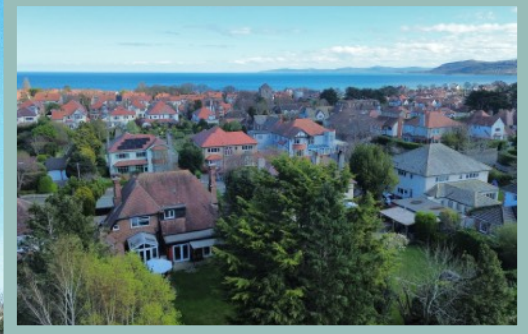
Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

[www.fletcherpoole.com](http://www.fletcherpoole.com)

**Fletcher & Poole**  
DIAMOND COLLECTION



65 Brompton Avenue  
Rhos on Sea  
Conwy  
LL28 4TP



# IMPRESSIVE THREE/FOUR BEDROOM DETACHED HOME FULL OF CHARACTER AND CHARM

## Description

This impressive three/four-bedroom detached house is situated in a sought after residential area, close to the amenities of Rhos on Sea and a short walk to the promenade. Beautifully maintained the property is full of character and charm including parquet flooring, inglenook fireplace in the lounge and high ceilings with coving. Extended in the past with a large dining room created and a sunroom off the kitchen the current vendors have added a 'warm roof' to the sunroom and replaced windows through out the property that are in keeping with the age and style of the house whilst also retaining some of the original leaded light windows and incorporating them as design features. The property occupies a good size plot with ample off road parking to the front, a car port to the side and large, South West facing garden to the rear with a decked seating area, ornamental pond, lawn and variety of well-established trees and plants. Also in the garden there is a timber shed and detached garage which has been converted into a garden room complete with mezzanine and a utility room to the rear of it which was converted in 2020. It has a full rewire with the roof insulated, Velux window added and French doors giving access into the garden.

Viewing is recommended to appreciate the size and layout of the rooms and all that this property has to offer.

On the ground floor there is a hallway, lounge, a second reception room which could be used as a bedroom, light and spacious dining room with access to the garden and a study, kitchen/breakfast room that opens into the sunroom and a W.C. To the first floor there are three double bedrooms, the master with built in wardrobes, storage cupboard and ensuite and a family bathroom.

- ✓ IMPRESSIVE THREE/FOUR BEDROOM DETACHED HOUSE
- ✓ BEAUTIFULLY MAINTAINED PROPERTY FULL OF CHARACTER AND CHARM
- ✓ GOOD SIZE ACCOMMODATION WITH LARGE GARDEN
- ✓ SITUATED IN SOUGHT AFTER RESIDENTIAL AREA CLOSE TO THE AMENITIES OF RHOS ON SEA
- ✓ AMPLE OFF-ROAD PARKING, CAR PORT AND GARDEN ROOM
- ✓ NO CHAIN
- ✓ FREEHOLD



3/4 Bedroom Detached Home

65 Brompton Avenue  
Rhos on Sea  
Conwy  
LL28 4TP

**£609,950**

Reference Number: RP4265  
10/04/2026

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: [rhos@fletcherpoole.com](mailto:rhos@fletcherpoole.com)

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





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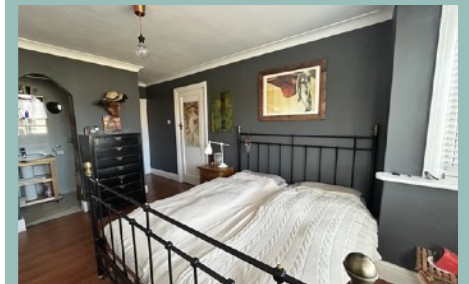
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#### Hallway

4.96m x 1.79m (16' 3" x 5' 10")

#### Lounge

5.62m x 5.38m max (18' 5" x 17' 8")

#### Reception Room/Bedroom

3.81m x 3.38m (12' 6" x 11' 1")

#### Dining Room

5.99m x 3.73m (19' 8" x 12' 3")

#### Study

2.80m x 1.45m (9' 2" x 4' 9")

#### Kitchen/Breakfast Room

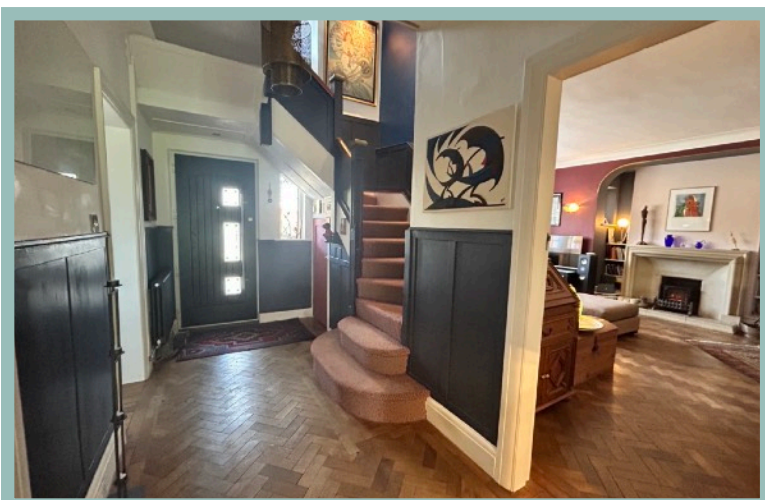
4.89m x 3.76m (16' 1" x 12' 4")

#### Sunroom

2.93m x 2.29m (9' 7" x 7' 6")

#### W.C

1.59m x 0.98m (5' 3" x 3' 3")



#### Bedroom One

4.39m x 3.07m (14' 5" x 10' 1")

#### Ensuite

2.73m x 1.21m (9' x 4')

#### Store Room

1.73m x 0.96m (5' 8" x 3' 2")

#### Bedroom Two

3.82m x 3.66m (12' 6" x 12')

#### Store Room

3.67m x 1.10m (12' 1" x 3' 8")

#### Bedroom Three

3.81m x 3.42m (12' 6" x 11' 3")

#### Bathroom

2.79m x 2.15m (9' 2" x 7' 1")

## Detached Garage/Garden Room

5.45m x 3.22m (17' 10" x 10' 7")

## Utility Room

3.24m x 1.80m (10' 8" x 5' 11")



## 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 right onto the Promenade and first right onto Rhos Road, at the traffic lights turn left onto Brompton Avenue.

Council Tax Band: F  
Energy Performance Rating Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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