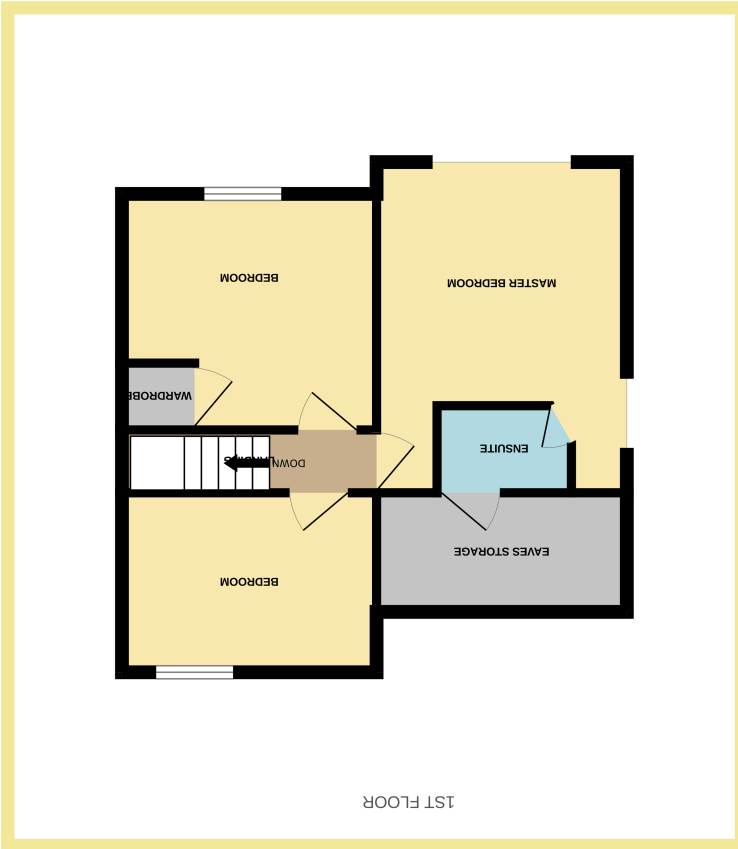
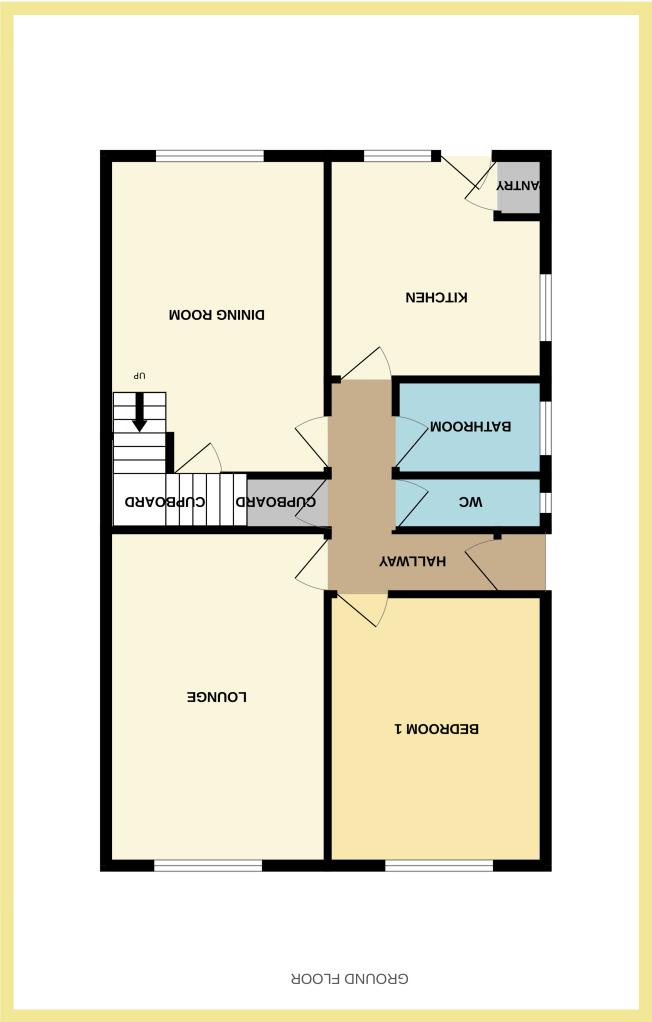


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 traveling some distance to view the property.

www.fletcherpoole.com



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	59 D	
69-80	C		
81-91	B		
92+	A		83 B

37 Bodnant Road
Rhos on Sea
Conwy
LL28 4SU



BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI DETACHED DORMER BUNGALOW WITH FAR REACHING HILLSIDE VIEWS

Description

A beautifully presented four-bedroom semi detached dormer bungalow situated in a sought-after location and benefiting from far reaching hillside views. The property benefits from UPVC double glazing and gas central heating and viewing is highly recommended to appreciate the spacious layout, presentation throughout, sunny landscaped garden and location. The accommodation in brief comprises, hallway, cupboard, spacious lounge with hillside views, a good sized fully fitted kitchen, pantry, dining room with cupboard under the stairs, double bedroom, modern family bathroom with shower over the bath and a separate W.C. Upstairs there is a landing, large master bedroom with dual aspect windows with hillside views, modern contemporary ensuite shower room with toilet and under eaves boarded storage with light, a second large double bedroom and a smaller single bedroom. Outside to the front is driveway with off road parking for around three cars with access to a single garage, the front garden is laid to lawn with mature shrubs. The private sunny rear garden is enclosed with fenced and hedged borders with views of Bryn Euryn, laid to lawn with mature shrubs, landscaped patio area with Pergola and barbecue area.

- ✓ BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI DETACHED DORMA BUNGALOW
- ✓ SITUATED IN SOUGHT AFTER LOCATION WITH HILLSIDE VIEWS
- ✓ BENEFITS FROM FOUR BEDROOMS AND TWO BATHROOMS
- ✓ VIEWING ESSENTIAL TO APPRECIATE THE WEALTH OF ACCOMMODATION ON OFFER
- ✓ SUNNY LANDSCAPED REAR GARDEN
- ✓ OFF ROAD PARKING AND GARAGE
- ✓ NO CHAIN
- ✓ FREEHOLD

Lounge

16’ 6” x 11’ 11” (5.02m x 3.63m)



Bedroom One

12’ 8” x 7’ 5” (3.86m x 3.11m)

Kitchen

13’ 2” x 11’ 7” (4.01m x 3.54m)



Dining Room

14’ 5” x 10’ 5” (4.40m x 3.18m)

W.C

9’ x 4’ 10” (2.74m x 1.48m)

Bathroom

5’ 7” x 5’ 3” (1.70m x 1.59m)

Cupboard

4’ x 2’ 5” (1.21m x 0.73m)

Cupboard Under Stairs

5’ 6” x 2’ 6” (1.68m x 0.76m)

Upstairs Master Bedroom

17’ 5” x 11’ 7” (5.31m max x 3.54m)



Ensuite

9’ 3” x 5’ 5” (2.83m x 1.65m)

Under Eaves Storage

11’ 11” x 5’ 10” (3.62m x 1.78m)

Bedroom Two

11’ 5” x 10’ 6” (3.48m x 3.21m)

Wardrobe

3’ 7” x 2’ 10” (1.10m x 0.85m)

Bedroom Three/Office

10’ 6” x 8’ 1” (3.19m x 2.47m)

Garage

15’ 5” x 8’ 1” (4.71m x 2.46m)

Location

Rhos on Sea is a very popular seaside resort famous for its shops and amenities. It is located between the larger resorts of Colwyn Bay and Llandudno which are 1 mile and 3 miles respectively and is also close to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn left down Penrhyn Avenue, left onto Church Road, proceed to the T junction, turn right onto Llandudno Road, second left onto Dinerth Road, fourth right on to Craig View and left onto Bodnant Road.

Council Tax Band: E (provided on www.voa.gov.uk)
Energy Performance Rating Band: D
Tenure: Freehold.

4 Bedroom Semi Detached Dormer Bungalow

37 Bodnant Road
Rhos on Sea
Conwy
LL28 4SU

£274,950

Reference Number:RP4333
12/06/26

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos on Sea, Conwy, 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
web: www.fletcherpoole.com

