

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 traveling some distance to view the property.

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

Fletcher & Poole  
DIAMOND COLLECTION



15 Church Drive  
Rhos on Sea  
LL28 4PB

# Traditional Four Bedroom Detached Family House Steps Away From The Promenade & Beach In A Desirable Residential Area

## Description

This traditional four bedroom detached family home is situated steps away from the promenade & beach. Walking distance to the local shops, school & other amenities in Rhos on Sea.

A short drive from both Colwyn Bay & Llandudno.

Retaining a wealth of original features, such as:- coved & high ceilings, stained glass windows and feature inglenook fireplace.

As part of the accommodation has it's own separate entrance at the rear it gives you the opportunity to run a business from home or use it as accommodation for an elderly relative on the ground floor.

To the rear there is an enclosed garden with fenced borders, decked patio seating area and gravel garden for low maintenance. There is access at either side of the house around to the front.

To the front there is a covered porch with original black & white floor tiles, off-road parking on the block-paved drive and access into the garage.

The accommodation comprises of:-

Spacious entrance hall, lounge with bay window and inglenook feature fireplace, kitchen/diner, dining room with sliding doors into the garden (currently used as a sitting room), utility room/smaller kitchen, w.c. This is the area with a separate entrance door at the rear which could be used to run a business from home.

Staircase in the entrance hall leads up to the master bedroom with bay window, ensuite shower room and walk-in-wardrobe, a further two double bedrooms, single bedroom, office/laundry room, two bathrooms and a separate w.c.

Sea views are enjoyed from the bay window in the master bedroom. There is also a staircase at the other end of the landing leading down to the separate entrance door at the rear.

The property benefits from gas central heating & UPVC double glazed windows. The loft is boarded with drop-down ladder for access.

Early viewing is highly recommended to appreciate this traditional family home, it's convenient location and the spacious accommodation it offers.

- ✓ TRADITIONAL FOUR BEDROOM DETACHED FAMILY HOUSE
- ✓ RETAINS A WEALTH OF ORIGINAL FEATURES
- ✓ OFF-ROAD PARKING
- ✓ GARAGE
- ✓ ENCLOSED REAR GARDEN
- ✓ STEPS AWAY FROM THE PROMENADE & BEACH
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOL & OTHER AMENITIES
- ✓ MASTER BEDROOM WITH EN-SUITE & WALK-IN-WARDROBE
- ✓ SEA VIEWS FROM THE BAY WINDOWS

4 Bedroom  
Detached  
House

15 Church Drive  
Rhos on Sea  
LL28 4PB

**£449,950**

REDUCED FROM £484,950

Reference Number: RP4217  
24/02/2026

Fletcher & Poole,  
1A Penrhyn Avenue,  
Rhos-on-Sea, LL28 4PS

Registered Company  
Number 4687367

## Valuation

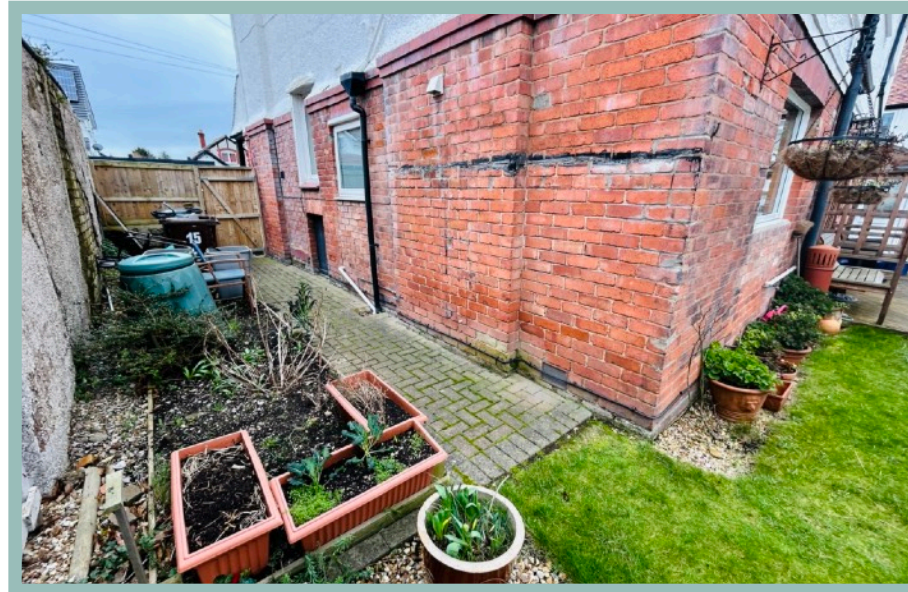
Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment. Contact:

tel: 01492 549178  
email: [rhosonsea@fletcherpoole.com](mailto:rhosonsea@fletcherpoole.com)  
m  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)





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#### Dining Room (currently used as a sitting room)

4.09m x 3.03m (13'5" x 9'11")

#### Utility Room/Small Kitchen

2.84m x 2.77m (9'4" x 9'1")

#### W.C.

1.14m x 1.05m (3'9" x 3'5")

#### Master Bedroom

5.39m x 4.11m (17'8" x 13'6")

#### Ensuite

2.36m x 1.33m (7'9" x 4'5")

#### Walk In Wardrobe

1.63m x 1.37m (5'4" x 4'6")

#### Bedroom Two

4.13m x 3.73m (13'7" x 12'3")

#### Bedroom Three

3.81m x 3.21m (12'6" x 10'7")

#### Bedroom Four

4.11m x 1.91m (13'6" x 6'3")

#### W.C.

1.45m x 0.90m (4'9" x 3'0")

#### Bathroom One

2.74m x 2.39m (9'0" x 7'10")

#### Bathroom Two

3.81m x 1.88m (12'6" x 6'2")

#### Hallway

4.13m x 3.79m (13'7" x 12'5")

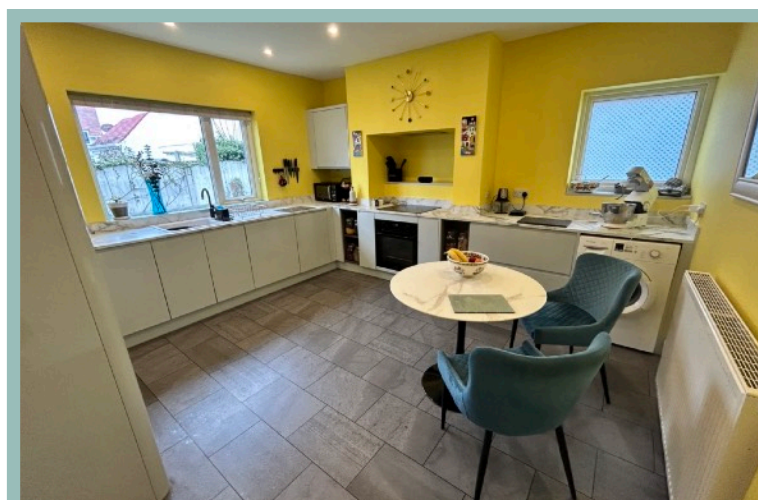
#### Lounge

5.24m x 5.19m (17'2" x 17'0")



#### Kitchen/Diner

3.99m x 3.78m (13'1" x 12'5")



#### Office/Laundry Room



## 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: "G" (provided on [voa.gov.uk](http://voa.gov.uk))

Energy Performance Rating Band D

## Garage

5.13m x 2.76m (16'10" x 9'1")

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## 4 Bedroom Detached House

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