Fletcher&Poole
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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.

# Mid Terrace Period Property With Far Reaching Views

## Description

Substantial double fronted mid terrace period property situated just off Cayley Promenade and within easy walking distance to Rhos On Sea village and popular sandy beach, enjoying light and spacious rooms with high ceilings and far reaching views.
Property history: Since the 1970s, the house has been used for a variety of uses: B&B guest house; holiday flats; an HMO; and single family home. The house would benefit from modernisation, offering great potential and an opportunity to add significant value. Although this property would make a fabulous, and generous family home, the current owners have also been granted planning permission for the property to be divided into four one bedroom apartments and one generous top floor two bedroom apartment. Each of the ground floor apartments could have wheelchair access. All apartments will have direct access from the property to the rear car port and all apartments have direct access to the front door from Whitehall Road. No affordable contribution is due.
The current accommodation comprises:

- Ground Floor: entrance porch, good size hallway, four reception rooms, kitchen, shower room.
- First Floor: three / four bedrooms and three shower rooms, bathroom and WC.
- Second Floor: bathroom, three / four bedrooms and two shower rooms.
- Gas central heating (new boiler), 95% UPVC double glazing, front garden and off-road parking for four vehicles to the rear.

- ✓ PERIOD RESIDENCE CLOSE TO THE PROMENADE & RHOS ON SEA VILLAGE
- ✓ BEAUTIFUL, BRIGHT WIDE & WELCOMING ENTRANCE HALLWAY, WITH ORIGINAL MINTON TILED FLOOR. ORIGINAL STAINED GLASS IN ENTRANCE PORCH & MANY ORIGINAL FEATURES
- ✓ FRONT PATIO GARDEN WITH SIDE-SEA VIEWS & FIRST-FLOOR BALCONY WITH FAR-REACHING VIEWS OF SEA & HILLS
- ✓ REAR GARDEN WITH MATURE SHRUBS & PARKING SPACE FOR FOUR CARS
- ✓ NEW SLATE ROOF & INSULATION UPGRADE – COMPLETED IN 2025, WITH 20 YEAR GUARANTEE
- ✓ WOULD MAKE A SUMPTUOUS SIX-BED FAMILY HOUSE, WITH POTENTIAL FOR INTEGRAL ACCESSIBLE 'GRANNY FLAT'
- ✓ POTENTIAL AS B&B GUEST HOUSE, OR A PROFITABLE HMO (FOR UP TO NINE BED HMO - CURRENT PLANNING DESIGNATION
- ✓ UNIQUE INVESTMENT OPPORTUNITY: VIEWING RECOMMENDED, TO APPRECIATE FULL POTENTIAL
- ✓ PLANNING GRANTED FOR FIVE APARTMENTS. DRAWINGS AVAILABLE ON THE CONWY PLANNING PORTAL, REF: 0/50835

## Potential Apartment Sizes

Ground Floor Apt.1: One Bedroom Flat 47.5m sq
Ground Floor Apt.2: One Bedroom Flat 51.5m sq
First Floor Apt.3: One Bedroom Flat 47.25m sq
First Floor Apt.4: One Bedroom flat 53.75m sq
Second Floor Apt.5: Two Bedroom Flat 110m sq

## Reception Room One

18'1" x 13'8" (5.51m x 4.16m)

## Reception Room Two

18'1" x 13'6" (5.51m x 4.11m)

## Reception Room Three

14'7" x 12'4" (4.44m x 3.76m)

## Kitchen

13'7" x 12'4" (4.14m x 3.76m)

## Two Shower Rooms

## Room Four

16'4" x 9'7" (4.98m x 2.92m)

## Rear Porch

STAIRS FROM HALLWAY LEAD TO FIRST FLOOR ACCOMMODATION

## Bedroom One

18'0' x 13'9" (5.49m x 4.19m)

## Dressing Room

11'4" x 7'10" (3.45m x 2.39m)

## Bathroom And W.C.

## Bedroom Two

18'1" x 13'7" (5.51m x 4.14m)

## Bedroom Three

17'6" x 12'5" (5.34m x 3.78m)

## Three Shower Rooms

13'5" x 12'9" (4.09m x 3.88m)

STAIRS FROM LANDING LEAD TO SECOND FLOOR ACCOMMODATION.

## Landing

## Bedroom Four

9'3" x 8'4" (2.82m x 2.54m)

## Bathroom

8'3" x 5'6" (2.51m x 1.67m)

## Split Landing

## Bedroom Five

14'10" x 13'9" ( 4.52m x 4.19m)

## Bedroom/Dressing Area

11'1" x 7'10" (3.38m x 2.39m)

## Bedroom Six

14'9" x 14'1" (4.49m x 4.29m)

## Bedroom Seven

12'9" x 16'11" (3.88m x 5.15m)

## Two Shower Rooms

13'9" x 12'9" (4.19m x 3.88)

## 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 one and three 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 onto the Promenade, take the second right onto Cayley Promenade, turn right onto Whitehall Road.

Council Tax Band:"F" (provided on www.voa.gov.uk)
Energy Performance Rating Band D

**6 Bedroom Mid Terraced Period Property**

37 Whitehall Road
Rhos on Sea
LL28 4ET

**£395,000**

NO CHAIN

*Reference Number:RP704*
*13/3/2026*

Fletcher & Poole,
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Rhos-on-Sea,
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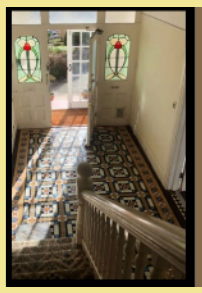
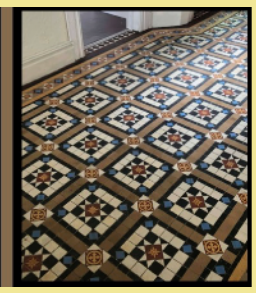
Registered Company
Number 4687367

## 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

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