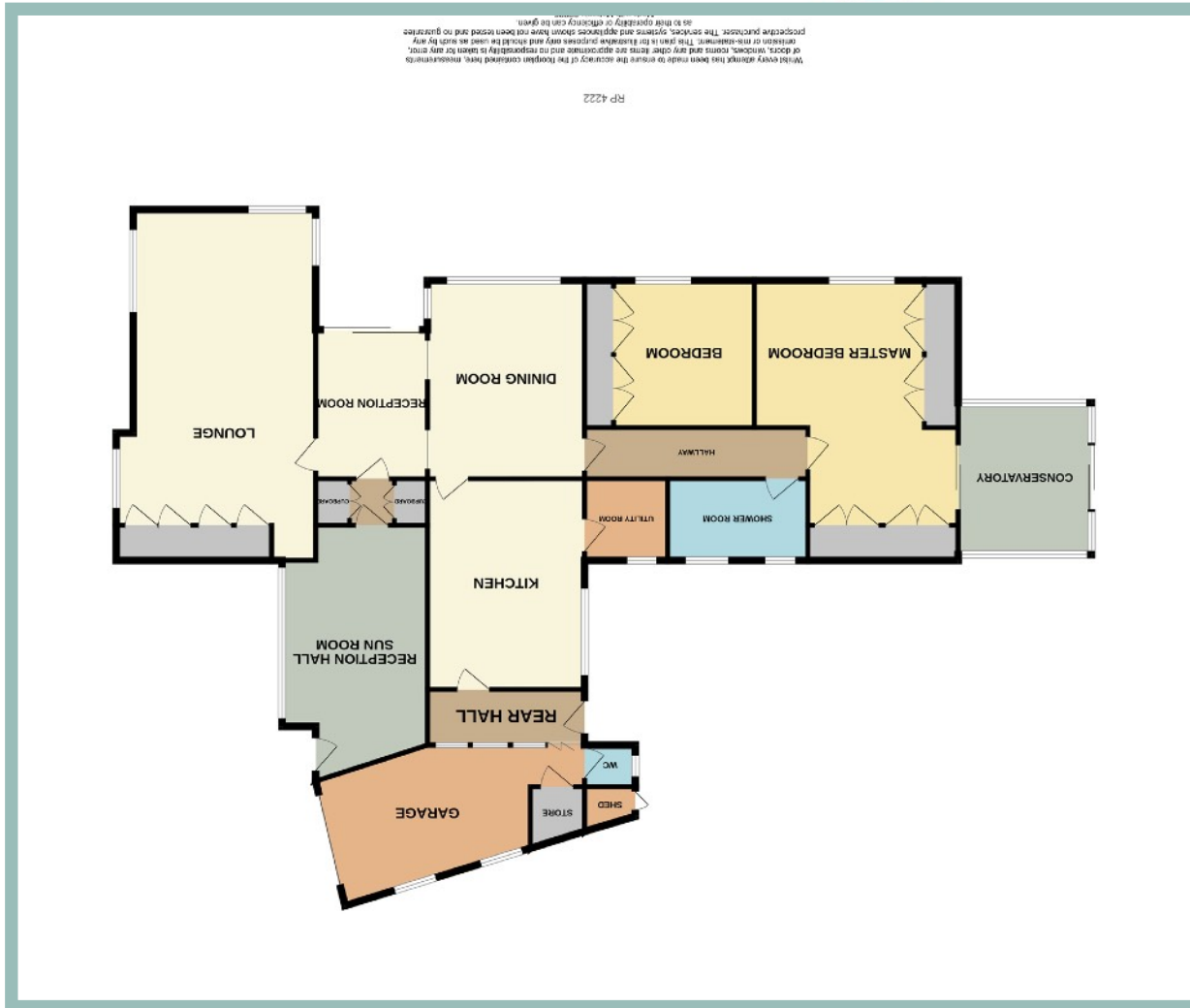


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



32 Whitehall Road  
Rhos on Sea  
LL28 4ET



# TWO BEDROOM DETACHED BUNGALOW IN A SOUGHT AFTER LOCATION

## Description

This two-bedroom detached bungalow is situated in a sought after location close to the amenities of Rhos on Sea village, only a short walk to The Cayley Promenade and benefitting from sea views.

Viewing is recommended to not only appreciate the location but also the light and spacious accommodation which includes a large triple aspect lounge and further reception rooms with direct access into the garden.

In fact, this is a property that holds amazing potential and could be reconfigured. Slightly elevated and occupying a good size corner plot, the garden wraps around the bungalow and is mainly paved with a variety of well-established plants and shrubs and offers numerous seating areas.

Access to the property is off Green Road with ample off road parking and access to a garage.

The accommodation comprises of entrance hall opening into a sunroom, a reception room with access to the garden and dining room, an impressive lounge with corner picture window and built in storage and a kitchen with access to the utility room and inner hallway which in turn leads to a W.C. and the garage.

There are two double bedrooms with built-in wardrobes, the master with a dressing area and access to the conservatory, and a good size shower room. There is gas central heating and is part UPVC double glazed.

- ✓ TWO BEDROOM DETACHED BUNGALOW IN SOUGHT AFTER LOCATION
- ✓ LIGHT AND SPACIOUS ACCOMMODATION WITH SEA VIEWS
- ✓ SITUATED CLOSE TO THE AMENITIES OF RHOS ON SEA AND CAYLEY PROMENADE
- ✓ OCCUPIES AN ELEVATED CORNER PLOT WITH WRAP AROUND GARDEN, AMPLE OFF ROAD PARKING AND GARAGE
- ✓ NO CHAIN

2 Bedroom Detached Bungalow

32 Whitehall Road  
Rhos on Sea  
LL28 4ET

NO CHAIN

**£489,950**

REDUCED FROM £529,950

Reference Number: RP4222  
4/3/26

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





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Entrance Hall/Sun Room  
3.43m x 5.22m (11' 3" x 17' 1")

Lounge  
7.49m x 4.56m (24' 7" x 15')

Reception Room  
3.65m x 2.43m (11' 11" x 8')

Dining Room  
4.64m x 3.34m (15' 3" x 11')

Kitchen  
4.65m x 3.61m (15' 3" x 11' 10")

Utility Room  
1.84m x 1.50m (6' 1" x 4' 11")

W.C  
1.72m x 0.90m (5' 8" x 3')

### Bedroom One

Bedroom Area  
4.15m x 3.29m (13' 7" x 10' 10")

Dressing Area  
3.25m x 1.79m (10' 8" x 5' 8")

Conservatory  
4.49m x 4.27m (14' 9" x 14')

Bedroom Two  
3.33m x 3.32m (11' 0" x 10' 11")

Shower Room  
3.41m x 1.82m (11' 2" x 6' 0")

Garage  
6.40m x 3.05m (21' x 10')

## 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 onto the Promenade, take the second right onto Cayley Promenade, bear right onto Whitehall Road where the property can be found.

Council Tax Band: "G" (provided on [voa.gov.uk](http://voa.gov.uk))

Energy Performance Rating Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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