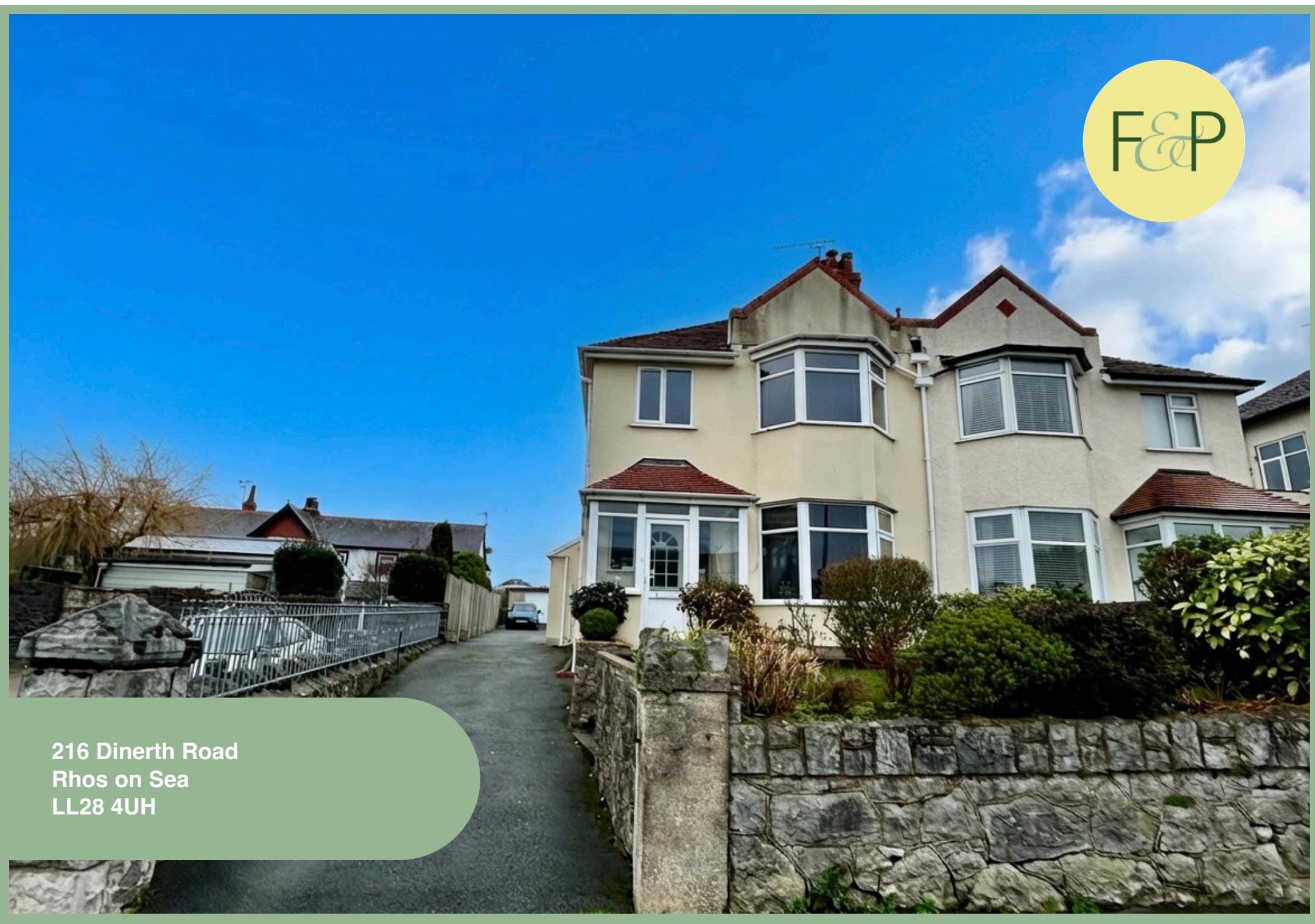


Please contact us before viewing the property if there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.
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.
Contract. The seller does not make any representation in relation to the property and no authority can be given as to the seller's endeavours to make our sales details accurate and reliable but they should not be relied on as statements of representations of fact and they do not constitute any part of an offer or

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Fletcher Pool



Beautifully Presented Three Bedroom Semi Detached House

Description

This beautifully presented three bedroom semi detached house is situated in a convenient location close to the local amenities of Rhos on Sea. The accommodation benefits from UPVC double glazing and gas central heating and viewing is highly recommended to appreciate the presentation throughout and location. The accommodation briefly comprises a porch, hallway, living room, dining room, kitchen with utility area, WC and access to the garden. To the first floor there are two double bedrooms, one single room, and a family bathroom. Outside there is a detached double garage with substantial off road parking and garden to the front with a variety of plants and shrubs. To the rear of the property there is an enclosed garden laid to lawn with paved patio sitting area.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED IN SOUGHT AFTER RESIDENTIAL LOCATION
- ✓ OFF ROAD PARKING & DOUBLE GARAGE

Porch

2.06m x 0.71m (6'9" x 2'4")

Living Room

4.58m x 3.47m (15'0" x 11'5")



Kitchen

4.16m x 3.42m (13'8" x 11'3")



W.C.

1.20m x 0.88m (3'11" x 2'11")

Dining Room

4.28m x 3.38m (14'1" x 11'1")

Bedroom One

4.71m x 3.12m (15'6" x 10'3")



Bedroom Two

3.64m x 3.12m (11'11" x 10'3")

Bedroom Three

2.10m x 3.02m (6'11" x 9'11")

Bathroom

2.67m x 2.12m (8'9" x 7'0")



Double Garage

3.31m x 4.87m (10'11" x 16'0")

Location

The property is located in the popular coastal resort of Rhos on Sea with its wealth of local shops and other facilities. The larger resorts of Llandudno and Colwyn Bay are approximately three miles and one mile 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 left onto Church Road, proceed to the T junction turn right onto Llandudno Road, second left onto Dinerth Road.

Council Tax Band: "E" (provided on www.voa.gov.uk)

Energy Performance Rating Band TBC

**3 Bedroom
Semi Detached
House**

**216 Dinerth Road
Rhos on Sea
LL28 4UH**

£295,000

Reference Number: RP4203
6/02/26

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:

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email:
rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

