

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.



16 St George's Road  
 Rhos on Sea  
 Conwy  
 LL28 4HF

# BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI DETACHED HOUSE

## Description

Viewing is recommended of this beautifully presented four bedroom semi detached house. This traditional style property retains some of the original features such as the leaded light windows and has light and spacious accommodation with high ceilings and lots of natural light. Situated in a sought after residential area St Georges Road is close to the amenities of Rhos on Sea and only a short walk to the promenade.

The accommodation on the ground floor comprises of porch, hallway with original leaded light windows, W.C., spacious lounge with a recently installed fireplace and multi fuel burner, a further large reception room which has access to the sunroom which then leads into the garden and a good size kitchen/diner.

To the first floor there are four bedrooms, one with an ensuite shower and a family bathroom with claw foot bath. There is also an attic room which is fully boarded and with a Velux window and accessed via a loft ladder.

Outside there is off road parking to the front and side of the property, a detached garage and access to a utility room which is attached to the property. There is a garden to the front and a well established rear garden which has a paved seating area, a large lawn with well established plants and shrubs and a selection of fruit trees.

- ✓ BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI DETACHED HOUSE
- ✓ LIGHT AND SPACIOUS ACCOMMODATION BENEFITTING FROM TWO RECEPTION ROOMS AND THREE DOUBLE BEDROOMS
- ✓ RETAINS SOME ORIGINAL FEATURES INCLUDING LEADED LIGHT WINDOWS
- ✓ AMPLE OFF ROAD PARKING, DETACHED GARAGE AND LARGE WELL ESTABLISHED GARDEN
- ✓ SITUATED IN SOUGHT AFTER RESIDENTIAL AREA CLOSE TO AMENITIES
- ✓ FREEHOLD



## 4 Bedroom Semi Detached House

16 St George's Road  
Rhos on Sea  
LL28 4HF

**£424,950**

Reference Number: RP4309  
21/05/26

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

Registered Company  
Number 4687367

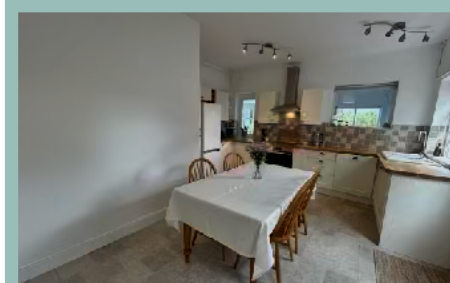
## Valuation

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)





## 4 Bedroom Semi Detached House

16 St George's Road  
Rhos on Sea  
LL28 4HF

**£424,950**

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

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#### Porch

2.92m x 1.31m (9'7" x 4'4")

#### Hallway

4.97m x 2.41m (16'4" x 7'11")

#### Lounge

4.79m x 4.39m (15'9" x 14'5") Maximum

#### Sitting Room

5.78m x 3.79m (19'0" x 12'5")

#### Sun Room

2.63m x 2.35m (8'8" x 7'9")

#### Kitchen/Diner

5.15m x 4.16m (16'11" x 13'8") Maximum

#### Cloakroom

1.68m x 1.30m (5'6" x 4'3")

#### Bedroom One

5.60m x 3.78m (18'4" x 12'5") Maximum

#### Bedroom Two

4.77m x 3.81m (15'8" x 12'6")

#### Bedroom Three

4.48m x 4.16m (14'9" x 13'8")

#### Bedroom Four

3.03m x 2.46m (9'11" x 8'1")

#### Bathroom

2.63m x 2.03m (11'11" x 6'8")



## 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 three miles 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 towards the promenade, turn right onto the promenade, take the first right turn onto Rhos Road, St George's Road can be found fourth on the left.

Council Tax Band F

Tenure: Freehold

Energy Performance Rating Band D

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

## 4 Bedroom Semi Detached House

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Rhos on Sea  
LL28 4HF

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