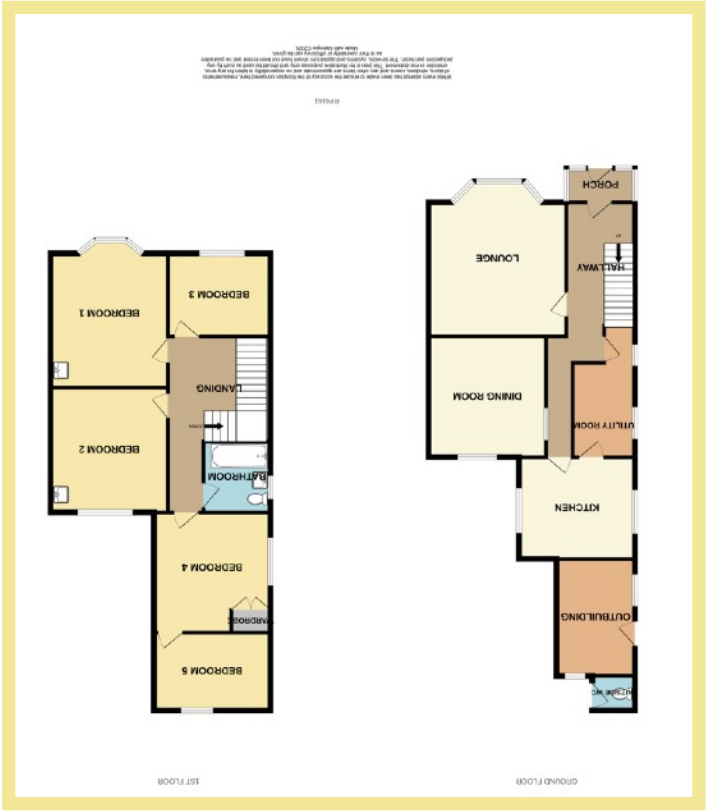


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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



5 Trillo Avenue
Rhos on Sea
LL28 4NS

Traditional Style Five Bedroom Semi Detached Family House In Need Of Modernisation & Situated In A Highly Desirable Residential Area

Description

This traditional style five bedroom semi-detached family home is situated in a highly desirable residential area. Steps away from the promenade & beach and walking distance to the local shops, cafes and other amenities in the centre of Rhos on Sea. A short drive from both Colwyn Bay & Llandudno. In need of modernisation yet retaining many original features. The accommodation comprises of:- Porch, entrance hallway, spacious lounge with bay window, dining room, utility room leading to the kitchen with access into the garden at the side. Stairs in the hallway lead up to the first floor where there are five bedrooms and family bathroom. Outside to the front there is a garden behind gates. The enclosed rear garden is laid to lawn with well established trees, plants & shrubs. Good sized outbuilding and an outside w.c. With gas central heating and UPVC double glazed windows throughout. Viewing is recommended to appreciate the potential and desirable & convenient location this family home has to offer.

- ✓ TRADITIONAL STYLE FIVE BEDROOM SEMI-DETACHED FAMILY HOUSE
- ✓ ENCLOSED REAR GARDEN WITH OUTBUILDING
- ✓ IN NEED OF MODERNISATION
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, CAFES, PROMENADE & BEACH
- ✓ SITUATED IN A HIGHLY DESIRABLE RESIDENTIAL AREA
- ✓ NO CHAIN

Lounge

5.00m x 4.31m (16'5" x 14'2")



Kitchen

3.63m x 3.19m (11'11" x 10'6")



Dining Room

3.76m x 3.65m (12'4" x 12'0")



Porch

2.14m x 1.09m (7'0" x 3'7")

Hallway

7.81m x 2.53m (25'8" x 8'4")

Utility Room

2.53m x 2.15m (8'4" x 7'1")

Outbuilding

3.63m x 2.45m (11'11" x 8'1")

Bedroom One

4.43m x 3.67m (14'7" x 12'1")

Bedroom Two

3.89m x 3.70m (12'9" x 12'2")

Bedroom Three

3.22m x 2.60m (10'7" x 8'7")

Bedroom Four

3.79m x 3.01m (12'5" x 9'11")

Bedroom Five

3.69m x 2.44m (12'1" x 8'0")

Bathroom

2.54m x 2.11m (8'4" x 6'11")

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 towards the promenade, turn left onto the promenade, Trillo Avenue is the third turning on the left.

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

5 Bedroom Semi Detached House

5 Trillo Avenue
Rhos on Sea
LL28 4NS

£274,950

NO CHAIN

Reference Number:RP4161
5/12/25

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:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		