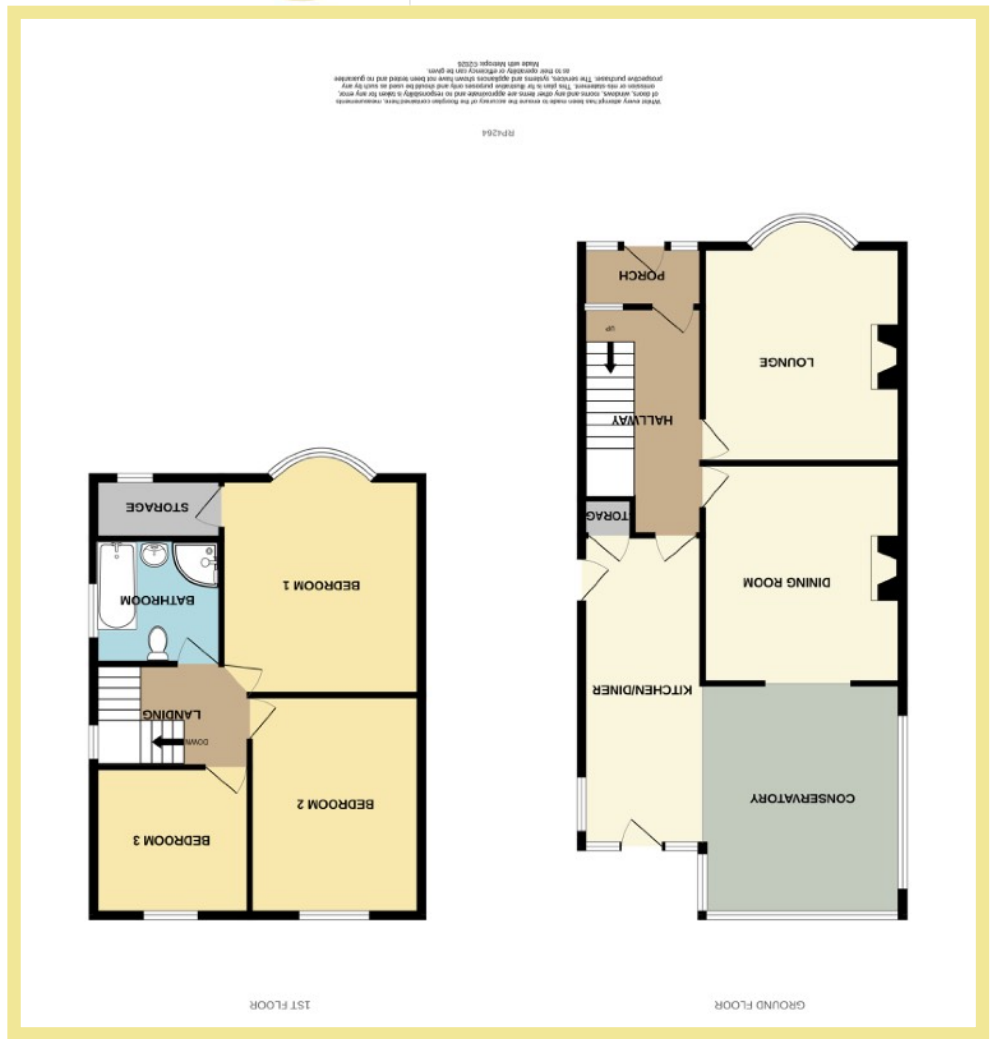


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	63 D	
69-80	C		
81-91	B		81 B
92+	A		



10 Marston Road  
Rhos on Sea  
Conwy  
LL28 4SG



# SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOUSE WITH OPEN-PLAN LIVING/ KITCHEN/DINING. SITUATED IN A POPULAR & CONVENIENT RESIDENTIAL AREA

## Description

This spacious three bedroom semi-detached family home is situated in the popular & convenient residential area of Rhos on Sea. Close to the local shops, college & amenities. A short drive to both Llandudno & Colwyn Bay.

Extended at the rear which has created an open-plan living/kitchen/dining space with large conservatory with the addition of a "warm roof".

To the rear the garden is enclosed with lawned area and garden shed, 2 paved patio seating areas with far reaching sea views towards the Little Orme- a perfect spot for outside dining & entertaining.

The front offers a block-paved driveway with off-road parking and small garden area.

The accommodation comprises of:- Entrance porch with original stained glass windows & door, hallway, light & spacious lounge with bay window, dining room opening into the large conservatory with "warm roof" into the kitchen/diner which has integrated appliances to include:- Fridge/freezer, dishwasher, double oven, 5 burner gas hob and extractor. Two doors in the kitchen-one opening out onto the side of the property and the other into the garden at the rear.

Stairs in the hallway lead up to three double bedrooms-the front bedroom has a bay window and built-in storage cupboard, family bathroom with separate bath & shower.

Benefitting from gas central heating & UPVC double glazed windows. Viewing is essential to appreciate the spacious open-plan layout & it's popular & convenient location.

- ✓ THREE BEDROOM SEMI-DETACHED FAMILY HOUSE
- ✓ SPACIOUS OPEN-PLAN LAYOUT
- ✓ CONSERVATORY WITH "WARM ROOF"
- ✓ ENCLOSED REAR GARDEN WITH PATIO SEATING AREAS
- ✓ FAR REACHING SEA VIEWS AT THE REAR
- ✓ THREE DOUBLE BEDROOMS
- ✓ OFF-ROAD PARKING ON THE BLOCK-PAVED DRIVEWAY
- ✓ SITUATED IN A POPULAR & CONVENIENT RESIDENTIAL AREA
- ✓ FREEHOLD

## Porch

7' 5" x 3' 4" (2.25m x 1.01m)

## Hallway

14' x 8' (4.27m x 2.43m)

## Lounge

16' 10" x 12' 2" (5.14m x 3.72m)



## Dining Room

13' 6" x 12' 2" (4.11m x 3.72m)

## Kitchen/Diner

19' 9" x 7' 8" (6.03m x 2.34m)



## Conservatory

14' x 11' 8" (4.27m x 3.56m)



## Bedroom One

16' 10" x 12' 2" (5.14m x 3.72m)



## Bedroom Two

13' 6" x 10' 6" (4.12m x 3.20m)

## Bedroom Three

9' 8" x 9' (2.95m x 2.74m)

## Bathroom

7' 10" x 7' 6" (2.40m x 2.29m)

## 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 the property 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, first right onto Rhos Road (B5116) At the traffic lights take the right turn onto Llandudno Road, pass the church, take the third left turn onto Marston Road.

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

Energy Performance Rating Band: D

Tenure: Freehold.

## 3 Bedroom Semi Detached Home

10 Marston Road  
Rhos on Sea  
Conwy  
LL28 4SG

# £309,950

Reference Number:RP4264  
13/4/2026

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)

