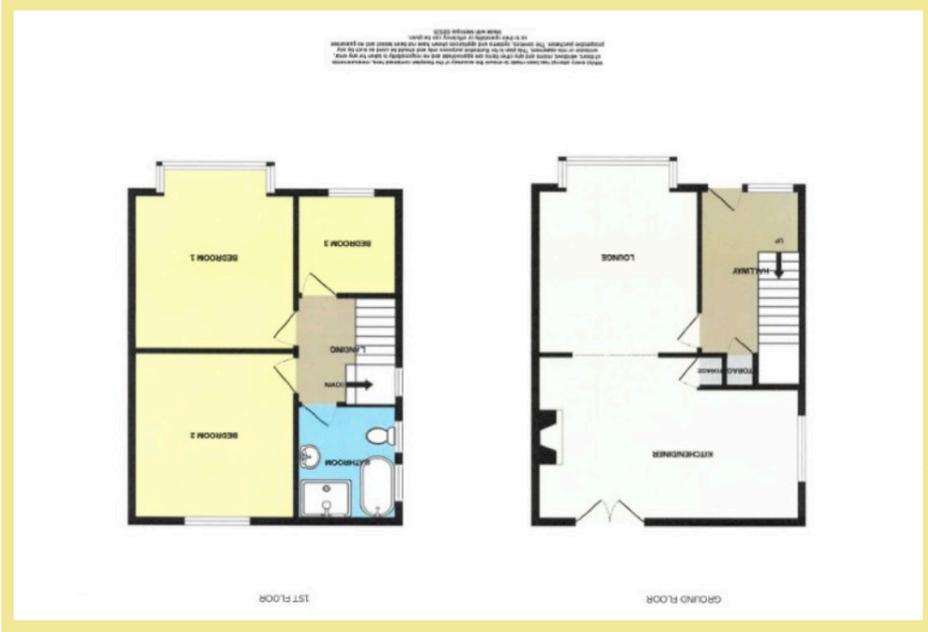


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



4 Cranford Crescent
Rhos on Sea
LL28 4LN

Beautifully Presented Traditional Three Bedroom Semi Detached Family House Situated In A Popular & Convenient Residential Area

Description

No:-4 is a beautifully presented traditional three bedroom semi-detached family home. Situated in the popular village of Rhos on Sea, a convenient walk to local shops, schools, promenade & beach. A short drive from both Llandudno & Colwyn Bay. This traditional family home retains many original features, such as: cast iron fireplaces and original doors, yet is a well-planned modern living space. To the front of the property is a low maintenance slate and flagged garden with off-road parking and access to the garden at the side. The rear, enclosed garden is fenced with paved patio seating area and a low maintenance artificial grass lawn making a perfect place for outside dining & entertaining. Early viewing is highly recommended to appreciate this traditional family home and it's convenient location. The accommodation comprises of:- Entrance hallway with built-in storage cupboard, open-plan lounge/kitchen/diner with box bay window at the lounge end and patio doors out into the rear garden at the diner end. This space is well-planned with a modern fitted kitchen and integrated appliances to include:- 5 burner gas hob, oven, extractor, fridge-freezer and dishwasher. Built-in storage cupboard in the kitchen area with space & plumbing for a washing machine. Stairs in the hallway lead up to two double bedrooms, the front bedroom having a box bay window, a single bedroom and contemporary family bathroom with freestanding bath and separate walk-in shower. The property benefits from gas central heating & UPVC double glazed windows and doors throughout.

- ✓ TRADITIONAL THREE BEDROOM SEMI-DETACHED FAMILY HOUSE
- ✓ SPACIOUS AND WELL-PLANNED
- ✓ RETAINS MANY ORIGINAL FEATURES
- ✓ ENCLOSED LOW MAINTENANCE REAR GARDEN
- ✓ OFF-ROAD PARKING
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH

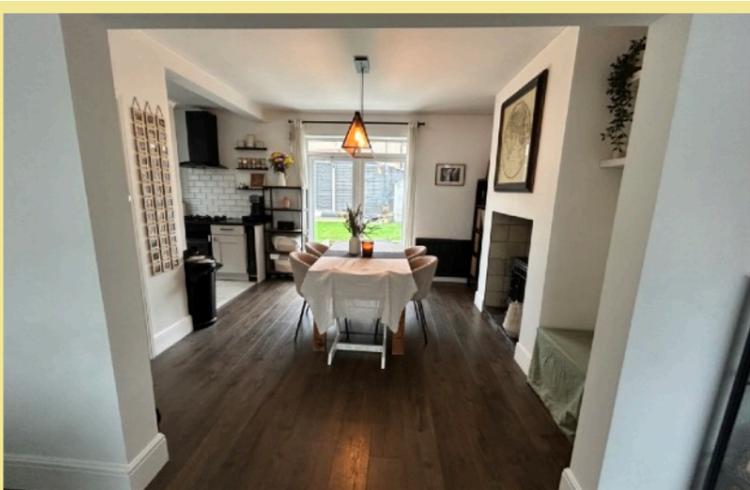
Lounge

4.54m x 3.61m (14'11" x 11'10")



Kitchen/Diner

5.96m x 3.65m (19'7" x 12'0")



Hallway

3.67m x 2.25m (12'1" x 7'5")

Bedroom One

4.53m x 3.62m (14'11" x 11'11")



Bedroom Two

3.70m x 3.62m (12'2" x 11'11")

Bedroom Three

2.25m x 2.24m (7'5" x 7'4")

Bathroom

2.55m x 2.24m (8'5" x 7'4")



Location

Rhos on Sea is a very popular seaside resort famous for its shops and amenities. It is located between the larger resorts of Colwyn Bay and Llandudno and is also close to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn left down Penrhyn Avenue, Cranford Crescent can be found on the right hand side.

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

Energy Performance Rating Band D

3 Bedroom
Semi Detached
House

4 Cranford Crescent
Rhos on Sea
LL28 4LN

£264,950

Reference Number: RP4208
11/02/26

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:

tel: 01492 549178

email:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com

