

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 travelling some distance to view the property.



Glyn Garth
6 Craig Wen
Rhos on Sea
Conwy
LL28 4TS

SPACIOUS THREE BEDROOM DETACHED BUNGALOW RETAINING MANY ORIGINAL FEATURES SITUATED IN A QUIET CUL-DE-SAC IN A POPULAR & CONVENIENT RESIDENTIAL AREA

Description

"Glyn Garth" is a spacious three bedroom detached bungalow situated on the quiet cul-de-sac of Craig Wen in the popular & convenient residential area of Rhos on Sea. Walking distance to the Bryn Eyrn Nature Reserve for lovely walks and close to the local shops, cafes, promenade & beach of Rhos on Sea. A short drive from both Colwyn Bay & Llandudno.

Outside to the front there is ample off-road parking on the driveway with lawned garden area. The rear garden has artificial lawn & chippings for low maintenance, a raised & flagged patio seating area with far reaching sea views, summer house and garden shed.

The accommodation comprises of:- Entrance porch, hallway with built-in storage cupboards and shelves, original wooden flooring flows throughout, spacious I-shaped lounge with feature log burner & picture window with views towards the hills, modern fitted kitchen with range cooker, utility area and rear porch into the garden.

Dining room/Snug opens into Bedroom 1 which has a range of built-in wardrobes and patio doors onto the raised terrace, shower room and a 2nd double bedroom.

Stairs in the hallway lead up to the loft conversion where a large bedroom suite- which runs the full length of the property-has been created with bathroom, velux windows with views and plenty of eaves storage.

The property benefits from gas central heating & UPVC double glazed windows and doors throughout.

Early viewing is recommended to appreciate the spacious layout & convenient and popular location.

- ✓ SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- ✓ DRIVEWAY WITH AMPLE OFF-ROAD PARKING
- ✓ REAR ENCLOSED LOW MAINTENANCE GARDEN
- ✓ FAR REACHING SEA VIEWS
- ✓ MAINTAINS A WEALTH OF ORIGINAL FEATURES
- ✓ CLOSE TO LOCAL AMENITIES & WALKS
- ✓ NO CHAIN

3 Bedroom Detached Bungalow

Glyn Garth
6 Craig Wen
Rhos on Sea
Conwy
LL28 4TS

£459,950

Reference Number: RP4246
27/3/26

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

Registered Company
Number 4687367

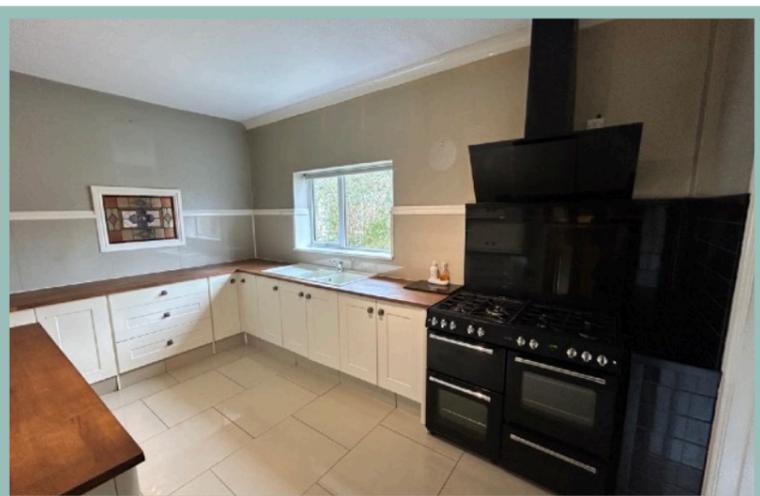
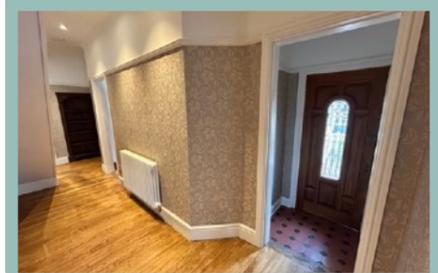
Valuation

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
web: www.fletcherpoole.com





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Porch

1.20m x 1.02m (3' 11" x 3' 4")

Lounge

6.02m x 4.94m (19' 9" x 16' 2")

Kitchen

4.19m x 2.75m (13' 9" x 9')

Utility

1.80m x 0.78m (5' 11" x 2' 7")

Rear Porch

1.79m x 0.87m (5' 10" x 2' 10")

Dining Room/Snug

3.61m x 3.33m (11' 10" x 10' 11")

Shower Room

2.99m x 1.76m (9' 10" x 5' 9")

Bedroom One

4.16m x 3.66m (13' 8" x 12')

Bedroom Two

4.02m x 3.33m (13' 2" x 10' 11")

Bedroom Three (In Loft Conversion)

10m x 2.70m (32' x 8' 10")

Bathroom

3.23m x 2.25m (10' 7" x 7' 5")

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 1 and 3 miles 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 right towards the Promenade, turn right onto the Promenade and first right onto Rhos Road (B5116) at the traffic lights go straight across, Craig Wen can be found on the right hand side.

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

Energy Performance Rating Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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