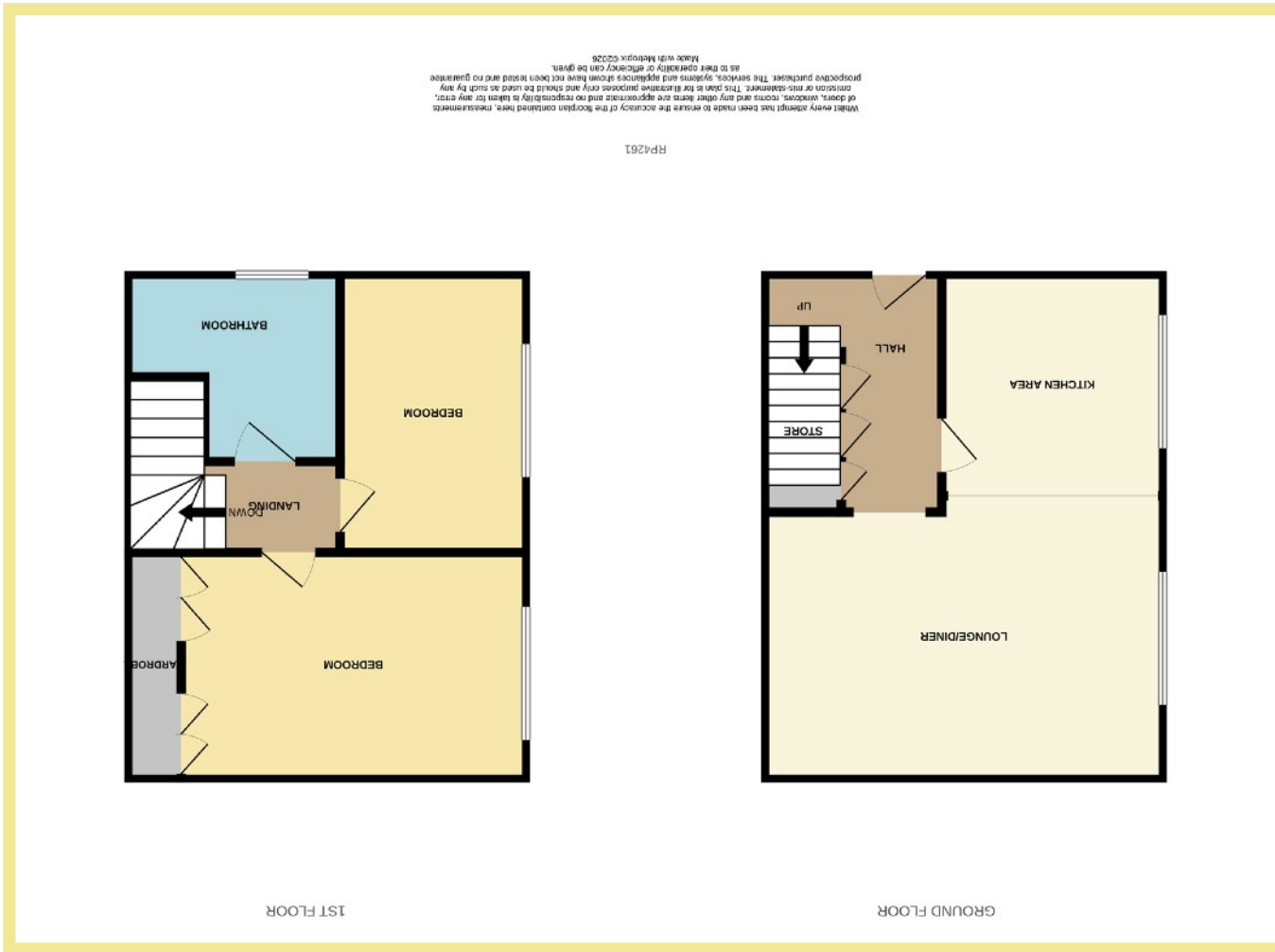


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



46 Alwen Drive  
 Rhos on Sea  
 Conwy  
 LL28 4YB

# IMMACULATELY PRESENTED TWO BEDROOM QUADRANT HOUSE

## Description

This immaculately presented two bedroom quadrant house has been recently refurbished to include a beautiful open plan lounge, kitchen, diner, oak engineered flooring on the ground floor, a modern contemporary bathroom and a basement room with power and light which is ideal for storage and includes a work bench.

The property also benefits far reaching countryside and sea views. Situated close to end of a cul de sac there is allocated parking where two cars can be parked and shared steps lead down to the property.

There is a private rear garden which is laid to lawn, raised beds and access to the basement. The ground floor comprises of a hallway where under stairs storage has been created and an open plan lounge, kitchen, diner with the kitchen including white matt units, integrated appliances and a distinctive slate splash back.

To the first floor there is access to the loft from the landing, two bedrooms with the light and spacious master bedroom benefitting from the glorious views and a bathroom.

There is gas central heating and UPVC double glazing.

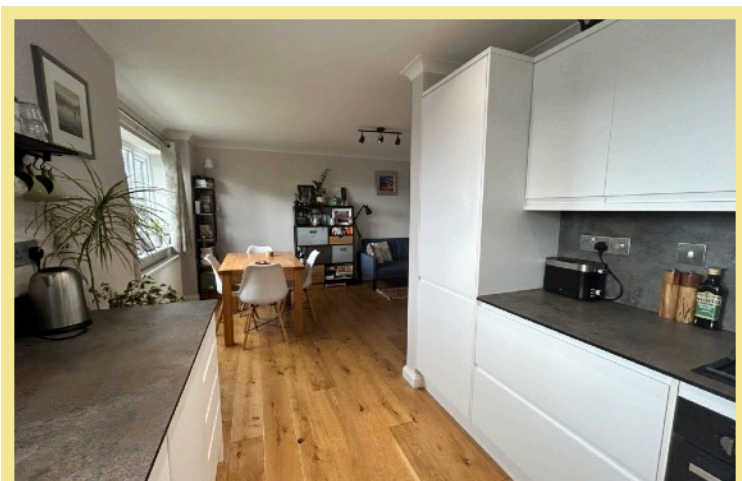
- ✓ IMMACULATELY PRESENTED TWO BEDROOM QUADRANT HOUSE
- ✓ RECENTLY REFURBISHED TO A HIGH STANDARD WITH AN OPEN PLAN LOUNGE, KITCHEN, DINER
- ✓ FAR REACHING COUNTRYSIDE AND SEA VIEWS
- ✓ AMPLE STORAGE INCLUDING A BASEMENT WITH WORK BENCH, POWER & LIGHT
- ✓ SITUATED IN A CUL DE SAC WITH ALLOCATED PARKING AND GARDEN LAID TO LAWN
- ✓ NO CHAIN
- ✓ FREEHOLD

## Hallway

9' 6" x 4' 3" (2.90m x 1.29m)

## Lounge/Kitchen/Diner

20' 6" x 16' 3" (6.24m x 4.96m max)



## Bedroom One

14' 4" x 9' 4" (4.38m x 2.84m)



## Bedroom Two

8' 8" x 7' 7" (2.65m x 2.31m)



## Bathroom

8' 8" x 7' 7" (2.65m x 2.31m)



## Basement

20' 7" x 8' (6.28m x 2.44m)

## 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 it 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, left onto Church Road, proceed to the T junction, turn right onto Llandudno Road, take the second left onto Dinerth Road, left onto Princess Avenue, first right onto Alwen Drive.

Council Tax Band: C (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Performance Rating Band: TBC  
Tenure: Freehold.

## 2 Bedroom Quadrant House

46 Alwen Drive  
Rhos on Sea  
Conwy  
LL28 4YB

**£175,000**

Reference Number: RP4261  
8/4/2026

Fletcher & Poole,  
Haddon Court, Penrhyn  
Avenue  
Rhos-on-Sea, LL28 4NH

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](mailto:rhosonseafletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

