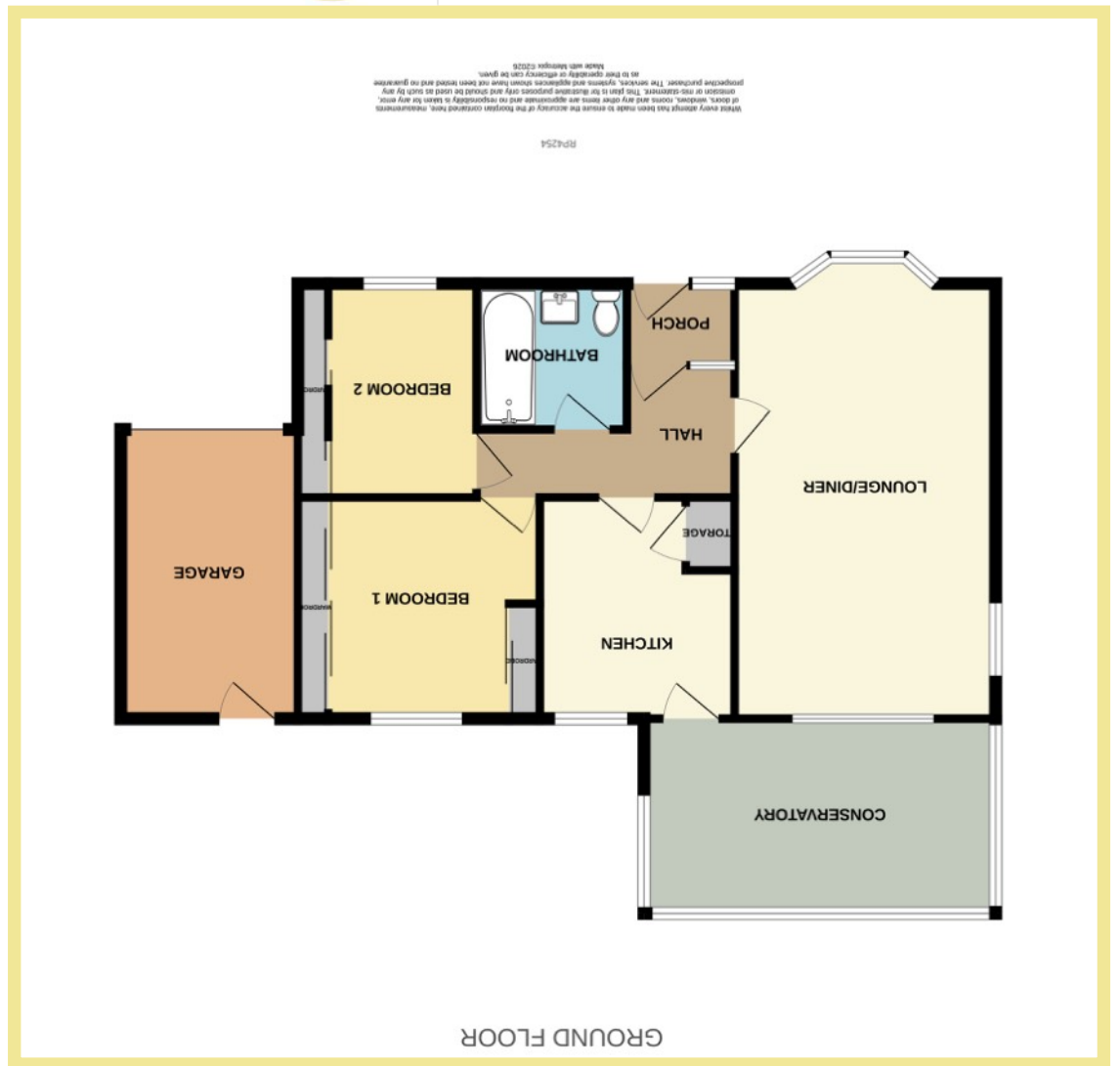


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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	62 D	
69-80	C		
81-91	B		84 B
92+	A		



14 Dulas Close
Rhos on Sea
Conwy
LL28 4UR



SPACIOUS TWO BEDROOM DETACHED BUNGALOW SITUATED ON A QUIET, CONVENIENT CUL-DE-SAC IN THE POPULAR RESIDENTIAL AREA OF RHOS ON SEA

Description

This spacious two bedroom detached bungalow is situated in a quiet, yet convenient cul-de-sac in the popular residential area of Rhos on Sea.

Close to local shops & amenities. A short drive from both Llandudno & Colwyn Bay.

To the front there is off-road parking on the driveway and access into the detached garage. The enclosed, rear garden is laid to lawn with fenced & hedged borders, decked seating area and garden shed.

The bungalow comprises of:-

Porch, hallway, light & spacious lounge/diner with dual aspect windows-bay window at one end and a window looking into the conservatory at the other, kitchen, large conservatory, two double bedrooms-both with fitted wardrobes and a bathroom.

The property benefits from gas central heating & double glazed windows.

Early viewing is highly recommended to appreciate this spacious bungalow and it's quiet, yet convenient location.

- ✓ SPACIOUS TWO BEDROOM DETACHED BUNGALOW
- ✓ SITUATED IN A QUIET CUL-DE-SAC
- ✓ CLOSE TO LOCAL SHOPS & AMENITIES
- ✓ DETACHED GARAGE
- ✓ OFF-ROAD PARKING
- ✓ ENCLOSED REAR GARDEN
- ✓ NO CHAIN
- ✓ FREEHOLD

Porch

4' 10" x 3' 8" (1.46m x 1.11m)

Hallway

12' 1" x 5' 10" (3.69m x 1.78m)

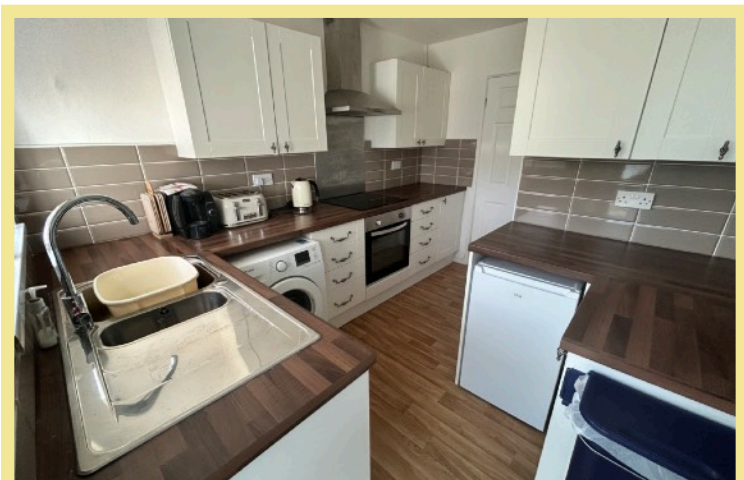
Lounge/Diner

19' 9" x 11' 10" (6.02m x 3.61m)



Kitchen

10' 10" x 8' 9" (3.31m x 2.66m)



Conservatory

15' 11" x 8' 9" (4.86m x 2.67m)



Bedroom One

11' 5" x 11' (3.47m x 3.34m)



Bedroom Two

9' 2" x 8' 1" (2.80m x 2.47m)

Bathroom

6' 10" x 5' 6" (2.09m x 1.67m)



Garage

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, left onto Church Road, proceed to the T junction turn right onto Llandudno Road, second left onto Dinerth Road, first left onto Princess Avenue and Dulas Close can be found on the left.

Council Tax Band: D (provided on www.voa.gov.uk)
Energy Performance Rating Band: D
Tenure: Freehold.

2 Bedroom Detached Bungalow

14 Dulas Close
Rhos on Sea
Conwy
LL28 4UR

£259,950

Reference Number:RP4254
2/4/26

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
web: www.fletcherpoole.com

