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www.fletcherpoole.com



17 Marston Drive  
Rhos on Sea  
Conwy  
LL28 4SH



# SPACIOUS & WELL-PLANNED THREE BEDROOM DETACHED DORMER BUNGALOW WITH FAR REACHING MOUNTAIN VIEWS

## Description

This is a spacious & well-planned three bedroom detached dormer bungalow. Situated in a desirable & convenient residential area of Rhos on Sea.

Walking distance to the local shops & college. A short drive from both Llandudno & Colwyn Bay for the promenade, beach & further amenities.

To the rear the garden is enclosed with far reaching views towards the mountains. Laid to lawn with fenced & hedged borders, mature trees, plants & shrubs.

A decked patio seating area, garden shed and access into the garage which has a workshop at the rear which is currently used for utilities.

Outside to the front there is ample off-road parking on the driveway, access into the rear garden at one side and into the garage at the other side.

The accommodation comprises of:- Entrance hallway with built-in storage, light & spacious lounge with bay window to the front, kitchen/diner with integrated appliances to include:- NEFF microwave, NEFF oven, NEFF 4 burner gas hob, fridge and even an integrated ironing board.

The kitchen has a door into the garden and opens into the conservatory. Dining room with staircase to the upper floor. Bathroom with bath & separate shower and a double bedroom with a range of fitted wardrobes and sliding doors into the conservatory completes the ground floor.

Upstairs there are two double bedrooms-one with an ensuite bathroom & under-eaves storage, the other with a good-sized built-in storage cupboard. Both with Velux windows which enjoy the far-reaching views towards the mountains.

The bungalow benefits from gas central heating & UPVC double-glazed windows. Early viewing is recommended to appreciate this well-planned property and it's convenient location.

- ✓ SPACIOUS & WELL-PLANNED THREE BEDROOM DETACHED DORMER BUNGALOW
- ✓ OFF-ROAD PARKING
- ✓ GARAGE WITH WORKSHOP/UTILITY AREA
- ✓ ENCLOSED REAR GARDEN WITH DECKED PATIO SEATING AREA
- ✓ FAR REACHING MOUNTAINS VIEWS
- ✓ CLOSE TO LOCAL SHOPS, COLLEGE & OTHER AMENITIES
- ✓ NO CHAIN
- ✓ FREEHOLD



## Lounge

20' 11" x 11' 10" (6.38m x 3.61m)

## Dining Room

11' 3" x 10' 4" (3.43m x 3.16m)

## Garage

18' 6" x 9' (5.64m x 2.74m)

## Workshop/Utility

8' 8" x 6' 6" (2.64m x 1.98m)



## Kitchen/Diner

20' 9" x 10' 9" (6.32m x 2.81m)

## Conservatory



11' 9" x 9' 6" (3.59m x 2.89m)

## Bedroom One

11' 6" x 11' 3" (3.50m x 3.42m)

## Bathroom

8' 4" x 5' 5" (2.53m x 1.65m)

## Bedroom Two

11' 2" x 11' (3.41m x 3.35m)

## Ensuite

9' 11" x 4' 7" (3.03m x 1.40m)

## Bedroom Three

14' 1" x 10' 6" (4.28m x 3.21m)

## 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, second right onto Marston Drive.

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

Energy Performance Rating Band: TBC

## 3 Bedroom Detached Dormer Bungalow

17 Marston Drive  
Rhos on Sea  
Conwy  
LL28 4SH

**£299,950**

Reference Number:RP4308  
20/5/2026

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

