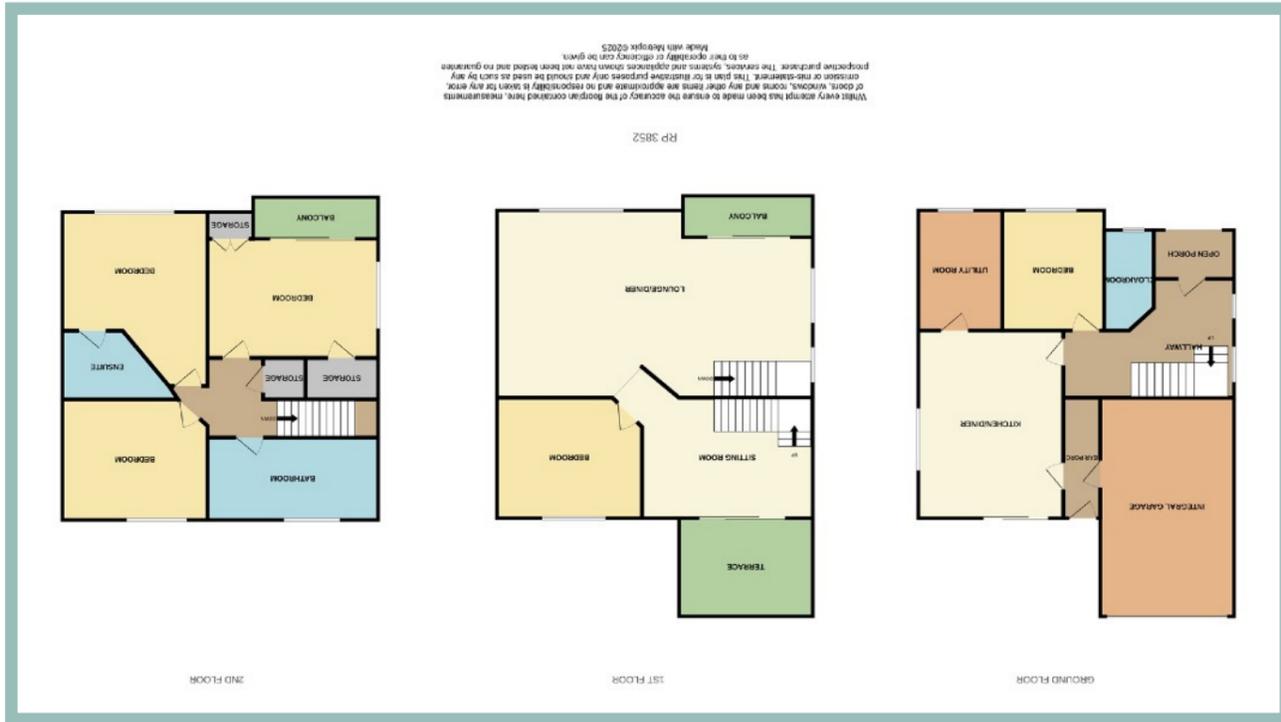


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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.



Impressive Modern Five Bedroom Detached House Situated Close To the Promenade & Enjoying Sea Views

Description

This impressive modern five bedroom detached house has light and spacious accommodation which is laid over three floors and benefits from two balconies to the front with sea views and a good size terraced balcony to the rear with a hot tub. Viewing is recommended to not only appreciate the size and layout of the rooms but also all that this property has to offer and it's superb location; it is close to the amenities of Colwyn Bay and Rhos on Sea and only a stones throw from the newly renovated promenade and beach.

Occupying a corner plot there is off road parking and garage accessed by a fob operated electronic roller door. The enclosed rear garden includes a paved seating area off the kitchen/diner and tiered garden landscaped with artificial lawn and decked seating areas.

The accommodation on the ground floor comprises good size hallway, cloakroom, bedroom/study, kitchen/diner and utility room including all appliances and rear porch with access to the garage. To the first floor there is a light and spacious lounge/diner with access onto a balcony, bedroom and sitting room which leads onto the terraced balcony with the hot tub. To the second floor there are three large bedrooms and spacious bathroom; one of the bedrooms benefits from an ensuite shower room and the other has access onto a balcony. There is gas central heat and UPVC double glazing.

- ✓ IMPRESSIVE MODERN FIVE BEDROOM DETACHED HOUSE
- ✓ TO INCLUDE ALL FIXTURE AND FITTINGS AND FURNITURE
- ✓ LIGHT AND SPACIOUS ACCOMMODATION LAID OVER THREE FLOORS WITH BALCONIES ENJOYING SEA VIEWS AND TERRACE WITH HOT TUB
- ✓ MUST BE VIEWED TO APPRECIATE THE SIZE AND LAYOUT OF THE ACCOMMODATION
- ✓ CLOSE TO AMENITIES ONLY A STONES THROW FROM THE NEWLY RENOVATED PROMENADE AND BEACH
- ✓ OCCUPIES CORNER PLOT WITH OFF ROAD PARKING, GARAGE AND ENCLOSED REAR GARDEN
- ✓ NO CHAIN



5 Bedroom
Detached
House

12 Penrhos Road
Rhos on Sea
LL28 4DB

£620,000

Reduced From £750,000
NO CHAIN

Reference Number: RP3852
11/02/25

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

Registered Company
Number 4687367

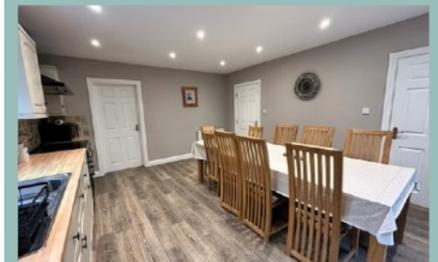
Valuation

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
m
web: www.fletcherpoole.com





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Hallway

4.85m x 3.38m (15'11" x 11'1")

Cloakroom

2.85m x 1.41m (9'4" x 4'8")

Kitchen/Diner

5.35m x 4.13m (17'7" x 13'7")

Bedroom

3.42m x 2.87m (11'3" x 9'5")

Utility Room

3.42m x 2.39m (11'3" x 7'10")

Garage

6.24m x 3.57m (20'6" x 11'9")

Lounge/Diner

9.44m x 5.74m (31'0" x 18'10") Maximum

Bedroom

4.25m x 3.42m (14'0" x 11'3")

Sitting Room

4.96m x 3.34m (16'3" x 11'0")

Bedroom

5.74m x 4.39m (18'10"x 14'5") Maximum

Ensuite

3.15m x 1.88m (10'4" x 6'2") Maximum

Bedroom

4.96m x 4.14m (16'3" x 13'7")

Bedroom

4.33m x 3.14m (14'3"x 10'4")

Bathroom

4.96m x 2.34m (16'3" x 7'8")



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 towards the Promenade, turn right onto the Promenade where Penrhos Road can be found fourth on the right.

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

Energy Performance Rating Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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