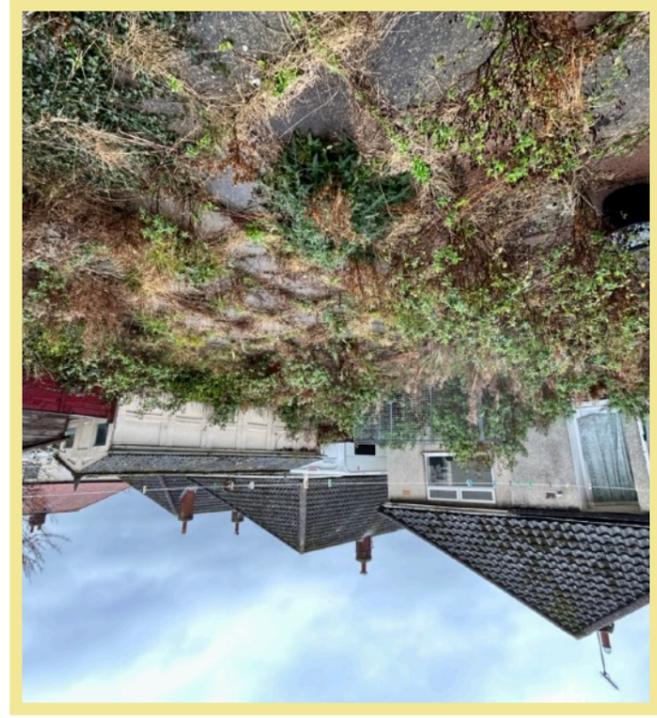


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole

F&P



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22 Marston Drive
Rhos on Sea
LL28 4SH

Two Bedroom Detached Bungalow in Need Of A Major Refurbishment Situated In A Sought After Residential Area

Description

This two bedroom detached bungalow is in need of a major refurbishment. Situated in a sought after residential area, close to local shops & amenities. A short drive to both Llandudno & Colwyn Bay. There is off-road parking on the driveway at the side of the property and access into the detached garage. To the rear there is an enclosed garden, paved for low maintenance.

The accommodation comprises of:-

Entrance hallway with storage cupboard, light & spacious lounge/diner with bay window, kitchen, two double bedrooms, bathroom and separate w.c. Viewing is essential to appreciate the potential this property offers and it's popular & convenient location.

- ✓ TWO BEDROOM DETACHED BUNGALOW
- ✓ IN NEED OF A MAJOR REFURBISHMENT
- ✓ OFF ROAD PARKING
- ✓ DETACHED GARAGE
- ✓ LOW MAINTENANCE REAR GARDEN
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA
- ✓ CLOSE TO THE LOCAL SHOPS & AMENITIES
- ✓ NO CHAIN

Lounge/Diner

6.37m x 3.83m (20'11" x 12'7")



Kitchen

3.13m x 2.83m (10'3" x 9'4")



Bedroom One

4.08m x 3.43m (13'5" x 11'3")



Bedroom Two

3.43m x 3.16m (11'3" x 10'5")

Bathroom

1.72m x 1.65m (5'8" x 5'5")



W.C.

1.72m x 0.81m (5'8" x 2'8")

Garage

5.95m x 2.56m (19'6" x 8'5")

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)

Energy Performance Rating Band E

2 Bedroom
Detached
Bungalow

22 Marston Drive
Rhos on Sea
LL28 4SH

£179,950

NO CHAIN

Reference Number: RP4204
9/02/26

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:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		