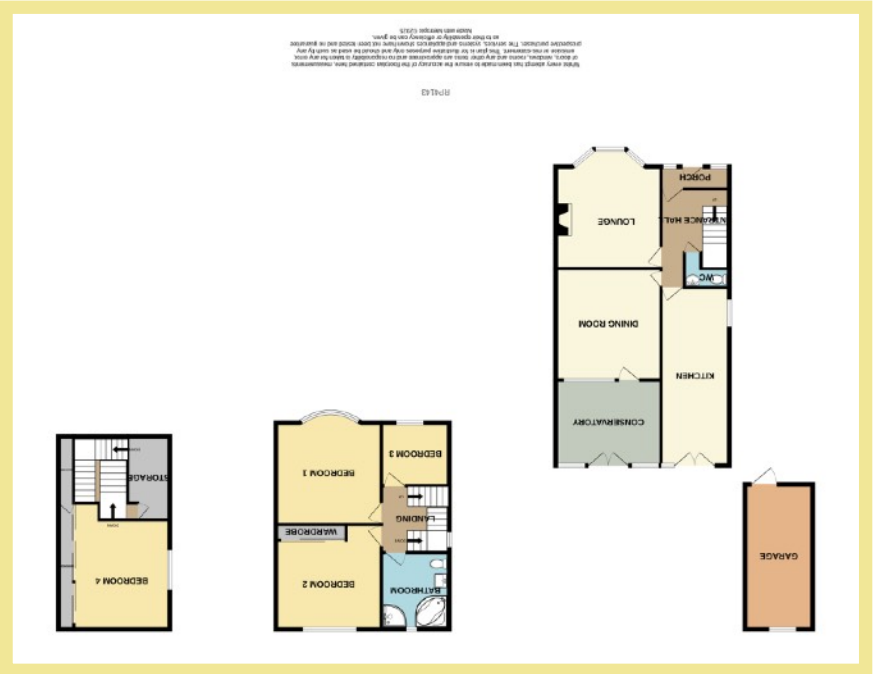


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



9 Abbey Grove
Rhos on Sea
LL28 4PE

Traditional Four Bedroom Semi Detached Family House Situated In A Quiet Cul De Sac, Steps Away From The Promenade & Beach In A Highly Desirable Location

Description

This spacious traditional four bedroom semi-detached family home is situated in a quiet cul-de-sac in the highly desirable residential location of Rhos on Sea. Steps away from the promenade & beach, walking distance to the local shops, cafes & other amenities. A short drive from both Llandudno & Colwyn Bay. To the front of the house there is substantial off-road parking on the driveway to the side for at least 4 vehicles and gravelled area to the front . The rear enclosed garden is laid to lawn with fenced borders and seating area, garden shed and access into the detached garage. Early viewing is recommended to appreciate this spacious family home, all it has to offer with it's desirable & convenient location. The accommodation comprises of:- Entrance porch, hallway with cloakroom, spacious lounge with bay window and feature multi-fuel burner, dining room with door into the conservatory, modern fitted kitchen with "rangemaster" gas cooker, space & plumbing for a washing machine and dishwasher and French doors into the garden. Stairs in the hall lead up to the 1st floor where there are two double bedrooms, a single bedroom and a family bathroom with bath & separate shower. Further stairs lead up to the loft conversion where the fourth bedroom can be found with a range of built-in wardrobes & under eaves storage and a further good-sized storage room. The property benefits from gas central heating & UPVC double glazed windows and doors throughout.

✓ TRADITIONAL FOUR BEDROOM SEMI-DETACHED FAMILY HOUSE

✓ SUBSTANTIAL OFF-ROAD PARKING

✓ DETACHED GARAGE

✓ ENCLOSED REAR GARDEN

✓ STEPS AWAY FROM THE PROMENADE & BEACH

✓ WALKING DISTANCE TO THE LOCAL SHOPS, CAFES & OTHER AMENITIES

✓ SITUATED IN A HIGHLY DESIRABLE RESIDENTIAL AREA

Porch

2.58m x 0.79m (8'6" x 2'8")

Hallway

3.69m x 2.71m (12'1" x 8'11")

Lounge

4.70m x 3.94m (15'5" x 12'11")

Dining Room

4.17m x 3.92m (13'8" x 12'10")

Cloakroom

1.65m x 0.76m (5'5" x 2'6")

Conservatory

3.63m x 3.24m (11'11" x 10'8")

Kitchen

6.44m x 2.65m (21'2" x 8'9")

Bedroom One

4.70m x 3.93m (15'5" x 12'11")

Bedroom Two

3.93m x 3.43m (12'11"x 11'3")

Bedroom Three

2.70m x 2.42m (8'11" x 8'0")

Bedroom Four

4.73m x 3.61m (15'6" x 11'10")

Storage Room

2.52m x 1.75m (8'3"x 5'9")

Bathroom

2.88m x 2.69m (9'6" x 8'10")

Garage

5.42m x 2.50m (17'9" x 8'3")

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 towards the promenade, turn left onto the promenade, take the sixth turning on the left onto Abbey Drive where Abbey Grove can be found on the left hand side.

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

Energy Performance Rating Band D

4 Bedroom Semi Detached House

9 Abbey Grove
Rhos on Sea
LL28 4PE

£319,950

Reference Number:RP4143
7/11/25

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
web: www.fletcherpoole.com











