



LLANNERCH ROAD WEST, RHOS ON SEA

OFFERS OVER £300,000



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A Beautifully Appointed Three-Bedroom Family Home | Private Gardens | No Onward Chain

Blue Turtle Property are delighted to introduce to the market, with no onward chain, this beautifully presented and deceptively spacious three-bedroom family home, perfectly positioned within this highly desirable location. Brimming with charm, character and an exceptional attention to detail, this impressive residence has undergone a thoughtful transformation by the current owners. Having previously been arranged as two separate flats, the property has been sympathetically and tastefully returned to its original purpose as a superb family home, creating a wonderfully versatile and elegant living environment.

From the moment you enter, the quality and care invested in the property are immediately apparent. The generous accommodation is light, airy and beautifully proportioned, offering a seamless blend of character features and modern-day practicality. Presented in excellent condition throughout, the home is ready to move into and enjoy, whilst offering further scope for a new owner to make it their own.

Set within a particularly convenient and sought-after position, the property enjoys private gardens to both the front and rear, secure gated side access and a wealth of attractive features throughout.

The Accommodation

The ground floor comprises an impressive reception hall with useful under-stairs storage, an elegant lounge featuring a bay window and bespoke floor-to-ceiling bookshelves, and a superb open-plan kitchen and dining room designed for both everyday family life and entertaining.

The kitchen is fitted with a range of high-quality units and integrated appliances, complemented by a feature exposed brick chimney breast and double doors opening directly onto the rear garden. A separate utility room provides additional practical space.



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To the first floor are three well-proportioned bedrooms, together with a versatile office/dressing room, family bathroom and separate WC.

The property further benefits from gas central heating and double glazing throughout.

This is a home that genuinely needs to be viewed to be fully appreciated, with its generous proportions, character, presentation and enviable location combining to create a truly appealing residence.

Early viewing is highly recommended.

Location

The property occupies a highly convenient position within Rhos On Sea, close to the wide variety of amenities and attractions this popular coastal location has to offer.

A selection of shops, cafés, restaurants, supermarkets, schools, doctors and local amenities are all within easy reach, whilst the nearby Promenade provides an attractive setting for coastal walks and leisure.

The property is also well placed for access to Llandudno, Deganwy, Colwyn Bay and Conwy, with the A55 expressway providing excellent links across North Wales and beyond. Public transport is readily accessible, with nearby bus routes and the main railway line providing further connectivity.

The area is also well regarded for its strong sense of community, with a selection of local events, parks, open spaces and scenic walking routes close by.

Accommodation

Ground Floor

Reception Hall — 16'11" x 10'10"

A welcoming and generously proportioned entrance hall featuring windows to the front and side aspects, dado rail, ceiling spotlights, useful under-stairs storage, staircase rising to the first floor and radiator.



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Lounge — 16'7" x 12'10"

A beautifully presented reception room with a double-glazed bay window overlooking the front aspect. Character features include an attractive feature fire surround and ceiling rose, complemented by fitted floor-to-ceiling bookshelves with integrated lighting. Radiator.

Kitchen / Dining Room — 24'3" x 12'5"

A particularly impressive and spacious open-plan room, perfectly suited to modern family living and entertaining. The kitchen is fitted with a comprehensive range of wall and base units with complementary work surfaces over, Belfast-style sink with mixer tap, space for a range cooker with fitted extractor over, integrated fridge/freezer and integrated dishwasher.

Additional features include wall-mounted lighting, radiator, television point and a striking exposed brick chimney breast. Double-glazed windows overlook the side and rear aspects, whilst double doors provide direct access to the rear garden.

Utility Room — 11' x 5'10"

Fitted with a range of base units with complementary work surfaces over, together with space for fridge/freezer, plumbing for washing machine and space for tumble dryer. Obscure-glazed window to side aspect.

First Floor Landing

Double-glazed window to side aspect and loft access.

Bedroom One — 16'6" x 12'10"

A substantial principal bedroom featuring a double-glazed bay window overlooking the front aspect and radiator.



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Bedroom Two — 12'10" x 12'5"

A generous double bedroom with double-glazed window overlooking the rear garden, attractive feature alcove, television point and radiator.

Bedroom Three — 10'3" x 9'

A well-proportioned bedroom with double-glazed window overlooking the front garden, feature fire surround and radiator.

Office / Dressing Room — 5'11" x 4'3"

A versatile additional room, ideal for use as a home office, dressing room or study, with double-glazed window to rear aspect.

Bathroom — 9'11" x 6'3"

Fitted with a panel bath with shower over, pedestal wash hand basin and low-level flush WC. Further benefits include radiator, part-tiled walls, useful cupboard housing the wall-mounted gas central heating boiler and double-glazed obscure window to side aspect.

Separate WC

Low-level flush WC and double-glazed obscure window to side aspect.

Outside

Front Garden

Accessed via a gated entrance, the front garden is principally laid to lawn with a pathway leading to the property entrance. Planted borders and established hedged boundaries provide an attractive degree of privacy.

Side

Secure gated side access leads to a useful storage and bin store area.

Rear Garden

A private and low-maintenance rear garden, providing an excellent setting for outdoor dining, relaxation and entertaining.



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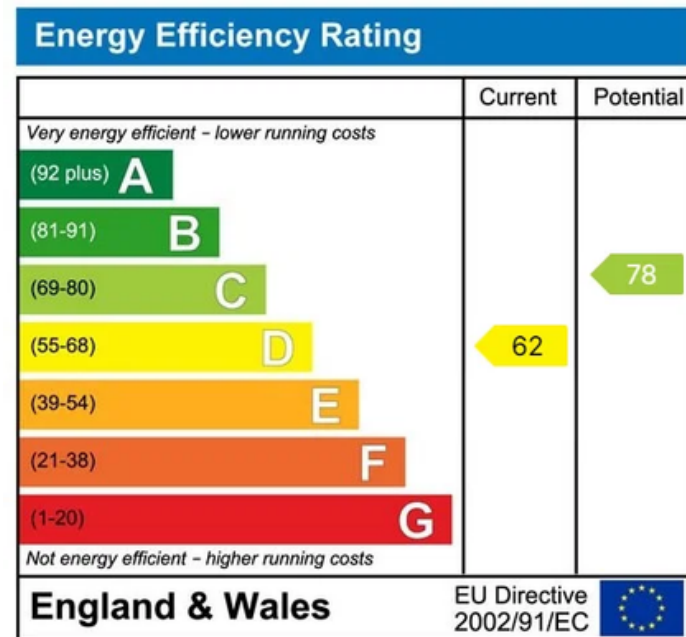


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Total floor area: 135.0 sq.m. (1,453 sq.ft.)

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