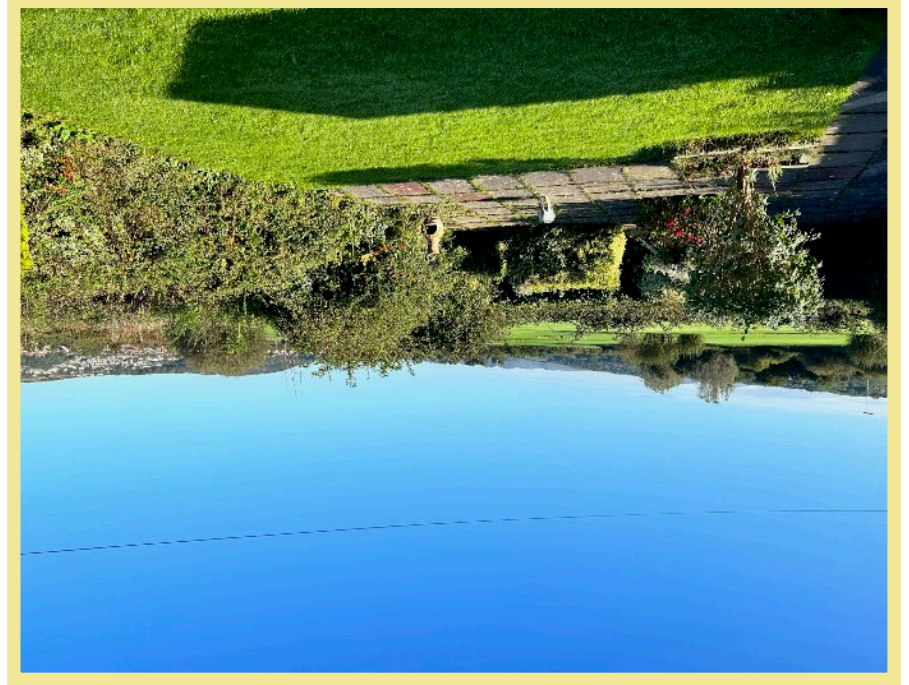


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact

www.fletcherpoole.com

Fletcher & Poole



177 Penrhyn Avenue
Rhos on Sea
LL28 4LB



Two Bedroom Detached Bungalow With Far Reaching Views Over The Golf Course

Description

This two bedroom detached bungalow with large attic room is situated in a sought after residential area; close to the amenities of Rhos on Sea, a stones throw from the promenade and with far reaching hillside views over the golf course to the rear. Occupying a good size plot there is ample off road parking to the front, a workshop that could easily be converted back to a garage and a rear garden that is part paved with a lawn and variety of well established plants and shrubs where you can take in those glorious views. The well maintained accommodation comprises of porch which has recently been renewed, hallway, good size lounge with open aspect and access to the garden, kitchen which leads into the conservatory, two ground floor bedrooms, shower room and a large attic room currently being used as a bedroom. There is gas central heating and upvc double glazing.

- ✓ THREE BEDROOM DETACHED DORMER BUNGALOW
- ✓ WELL MAINTAINED ACCOMMODATION BENEFITTING FROM TWO GROUND FLOOR BEDROOMS AND LARGE ATTIC BEDROOM
- ✓ SITUATED IN SOUGHT AFTER RESIDENTIAL AREA CLOSE TO PROMENADE AND WITH FAR REACHING VIEWS TO REAR OVER GOLF COURSE
- ✓ OCCUPIES A GOOD SIZE PLOT, AMPLE OFF ROAD PARKING, WORKSHOP AND REAR GARDEN

Lounge

4.83m x 3.73m (15'10" x 12'3")



Kitchen

3.78m x 2.68m (12'5" x 8'10")



Conservatory

3.29m x 2.55m (10'10" x 8'4")



Bedroom One

5.15m x 3.03m (16'11" x 9'11")



Bedroom Two

3.73m x 3.40m (12'3" x 11'2") Maximum

Attic Room

6.35m x 3.10m (20'10" x 10'2")

Shower Room

3.10m x 2.71m (10'2" x 8'11")

Garage

4.75m x 2.43m (15'7" x 8'0")

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 and proceed along Penrhyn Avenue to nearly the end where No 177 can be found on the left.

Council Tax Band: "D"
Energy Performance Rating Band "E"

3 Bedroom
Detached
Dormer Bungalow

177 Penrhyn Avenue
Rhos on Sea
LL28 4LB

£299,950

Reference Number: RP3385
28/09/2023

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

Registered Company
Number 4687367

Valuation

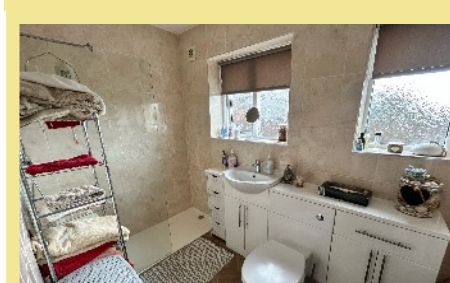
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		