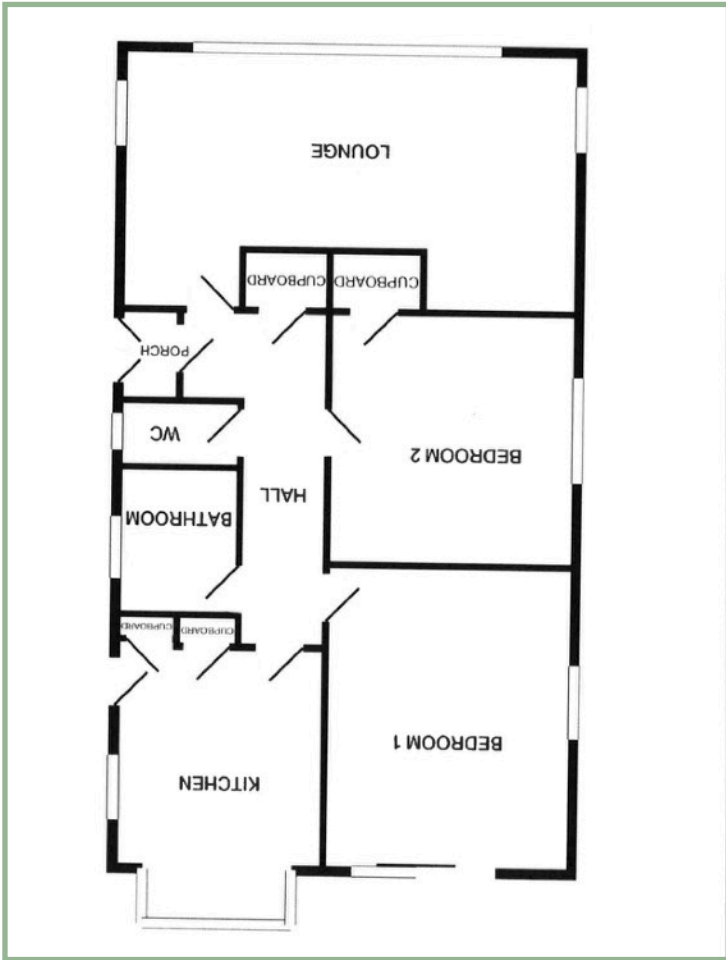


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

Fletcher & Poole



6 Meadows Way
Rhos On Sea
LL28 4SN

Two Bedroom Detached Bungalow Situated In Sought After Location

Description

A two bedroom detached bungalow situated in a sought after location close to the local amenities of Rhos on Sea and Llandudno. The property benefits from upvc double glazing and gas central heating and viewing is recommended to appreciate the layout, garden and location. The accommodation in brief comprises porch, hallway, large light lounge with dual aspect windows, kitchen with bay window overlooking the rear garden, two double bedrooms, w.c, bathroom and two cupboards.

Outside to the front there is off road parking for four vehicles and access to a car port and single garage. The rear garden has a flagged patio off the main bedroom, laid to lawn with borders containing mature shrubs and access to a shed.

- ✓ TWO BEDROOM DETACHED BUNGALOW
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ LARGE LIGHT LOUNGE WITH HILLSIDE VIEWS
- ✓ GOOD SIZE GARDEN WITH MATURE SHRUBS
- ✓ OFF ROAD PARKING & GARAGE

Accommodation

Timber framed double glazed doors give access into;

Porch

0.79m x 0.32m (2'8" x 1'1") Entrance light, timber framed door with frosted glazed inset gives access into;

Hallway

Radiator, wall mounted thermostat, hatch to access loft by a loft ladder which is part boarded with electric light, doors give access to lounge/diner, kitchen, bathroom, w.c, two bedrooms and a cupboard.

Store Cupboard One

0.79m x 0.32m (2'8" x 1'1") Wall mounted electric meter and fuse board, built in shelving for storage.

Lounge/Diner

6.41m x 3.63m (21'0" x 11'11") Upvc double glazed windows to side and front aspect with distant hillside views, coved ceiling, radiator, television point, wooden mantelpiece with tiled hearth and gas fire inset.

Kitchen

3.57m x 2.76m (11'9" x 9'1") Upvc double glazed window to side aspect, upvc double glazed bay window to side aspect with outlook over garden, upvc double glazed back door gives access to garden, coved ceiling, radiator, combination of wall and base units with roll top work surface over, integrated Neff double electric oven, space for washing machine, space for fridge, space for freezer, stainless steel one and a half sink and drainer with chrome mixer tap, part tiled walls, wall mounted extractor fan, doors give access to two cupboards.

Cupboard One

0.83m x 0.49m (2'9" x 1'8") Wall mounted Worcester combination boiler.

Cupboard Two

0.77m x 0.45m (2'6" x 1'6") Built in shelving for storage.

Bathroom

1.75m x 1.62m (5'9" x 5'4") Upvc double glazed window to side aspect with frosted glazed inset, radiator, part tiled walls, vinyl flooring, wash/hand basin with chrome taps, panel bath with chrome taps, wall mounted shaving point.

W.C.

1.77m x 0.79m (5'10" x 2'8") Upvc double glazed window to side aspect with frosted glazed inset, low flush w.c, vinyl flooring.

Bedroom One

4.23m x 3.42m (13'11" x 11'3") Upvc double glazed window to side aspect with views of the Little Orme, double glazed patio door gives access to garden, coved ceiling, radiator, built in wardrobes, dressing table and bedside tables.

Bedroom Two

3.54m x 3.46m (11'8" x 11'4") Upvc double glazed window to side aspect, radiator, door gives access to a store cupboard.

Store Cupboard

0.85m x 0.38m (2'10" x 1'3") Built in shelving for storage.

Outside

The front of the property is walled with a driveway providing off road parking for three/four vehicles, access to a car port and single garage. The front garden is laid to chippings for low maintenance with borders containing mature shrubs. The rear garden is enclosed with a flagged patio area off the bedroom, laid to lawn with borders containing mature shrubs and trees with access to a shed.

Garage

4.55m x 2.30m (14'11" x 7'7") Up and over door.

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, fourth right onto Derwen Avenue, left onto Cambrian Drive, turn right onto Meadows Way.

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

Energy Performance Rating Band D

2 Bedroom
Detached
Bungalow

6 Meadows Way
Rhos On Sea
LL28 4SN

£215,000

Reference Number: RP2326
21/07/20

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

