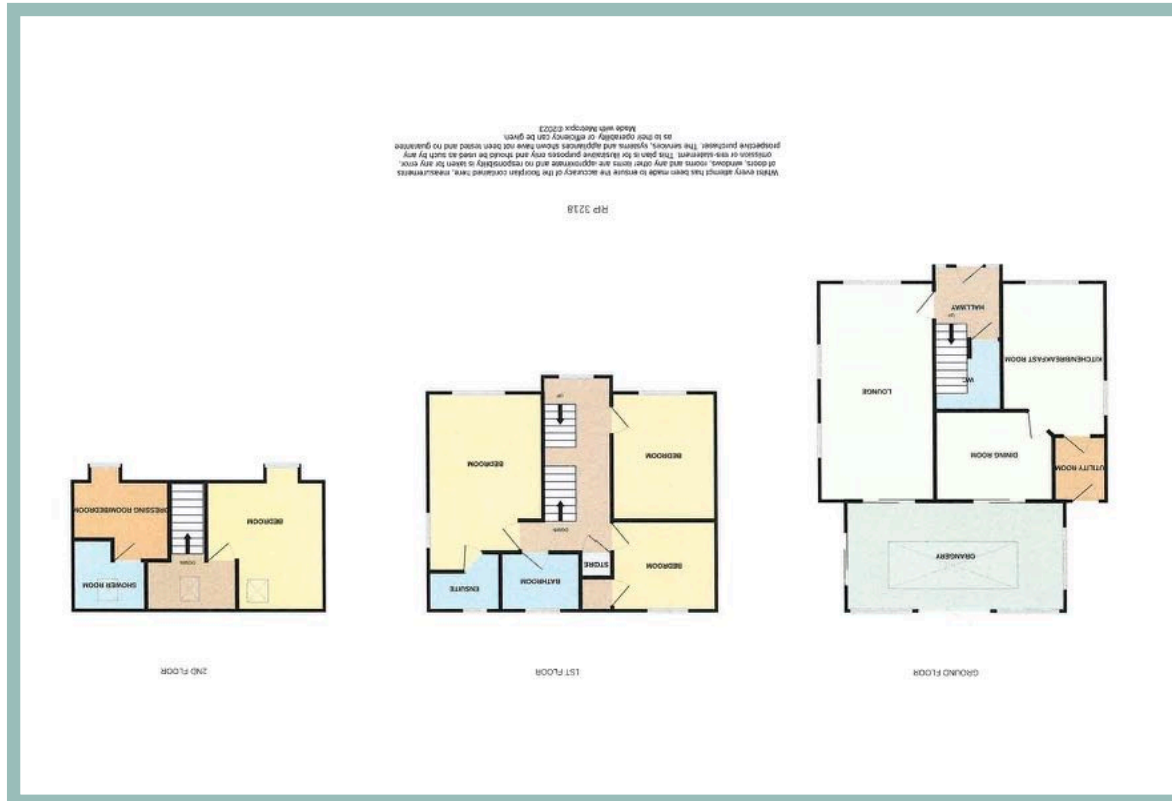


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



2 Llanerch Road East
Rhos on Sea
LL28 4DD

Modern Four/Five Bedroom Detached House In A Sought After Residential Area

Description

This modern four to five bedroom detached house is situated close to the amenities of Rhos on Sea and only a short walk to the promenade. The accommodation is light and spacious, laid over three floors and has an immaculate, beautifully presented Orangery with access to the garden. The property must be viewed to truly appreciate the size and layout of the rooms. Outside to the rear of the property (access off Beckett Close) there is off road parking and a double garage. The garden to the front, side and rear is mainly laid to lawn, with a variety of well established plants and shrubs and paved seating area directly outside the property.

On the ground floor the accommodation comprises of hallway, cloakroom, good size lounge with access to the Orangery, dining room, beautifully fitted modern kitchen/breakfast room and utility room.

To the first floor there are three double bedrooms, one with an ensuite shower room and one currently being used as a study. To the second floor there is a further double bedroom, a dressing room which could be used as another bedroom and a shower room.



- ✓ MODERN FOUR/FIVE BEDROOM DETACHED HOUSE
- ✓ GOOD SIZE ACCOMMODATION LAID OVER THREE FLOORS AND IMMACULATE ORANGERY
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA WITHIN WALKING DISTANCE OF THE PROMENADE
- ✓ OFF ROAD PARKING AND DOUBLE GARAGE TO THE REAR OF THE PROPERTY AND GOOD SIZE GARDEN

4/5 Bedroom Detached House

2 Llanerch Road East
Rhos on Sea
LL28 4DD

£499,950

Reduced From **£539,950**
Reference Number: **RP3218**
28/04/23

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



Lounge
6.29m x 3.33m (20'7" x 10'11")

Cloakroom
1.57m x 1.55m (5'2" x 5'1") max

Orangery
6.38m x 3.17m (20'11" x 10'5")

Dining Room
3.43m x 2.61m (11'3" x 8'7")

Kitchen/Breakfast Room
4.37m x 3.02m (14'4" x 9'11")

Utility
1.85m x 1.51m (6'1" x 4'11")

Bedroom One
5.19m x 3.40m (17' x 11'2")

Ensuite
2.11m x 1.69m (6'11" x 5'6")

Bedroom Two
3.55m x 3.05m (11'8" x 10')

Bedroom Three
3.06m x 2.65m (10' x 8'8")

Bathroom
2.20m x 1.69m (7'3" x 5'6")

Bedroom Four
4.17m x 2.89m (13'8" x 9'6")

Dressing Room/Bedroom Five
2.71m x 2.44m (8'11" x 8') max

Shower Room
2.39m x 2.10m (7'10" x 6'11")

Garage
5.29m x 5.30m (17'4" x 17'5")



4/5 Bedroom Detached House

2 Llanerch Road East
Rhos on Sea
LL28 4DD

£499,950
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28/04/23

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Location

The property is located in the popular coastal resort of Rhos On Sea with a wealth of local shops and other facilities. The larger resorts of Colwyn Bay and Llandudno are approximately one and three miles respectively and the property is conveniently located for easy access to the A55 dual carriageway for Chester, Manchester International Airport and the motorways beyond, also the main rail line Holyhead to Euston.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From the Rhos On Sea office turn towards the promenade, turn right onto the promenade, take the second right turn onto Cayley Promenade, continue left along Cayley Promenade at the top, turn right onto LLannerch Road East and number 2 can be found towards the end.

Council Tax Band: F

Energy Performance Rating Band: C

4/5 Bedroom Detached House

2 Llanerch Road East
Rhos on Sea
LL28 4DD

£499,950

Reduced From ~~£539,950~~

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