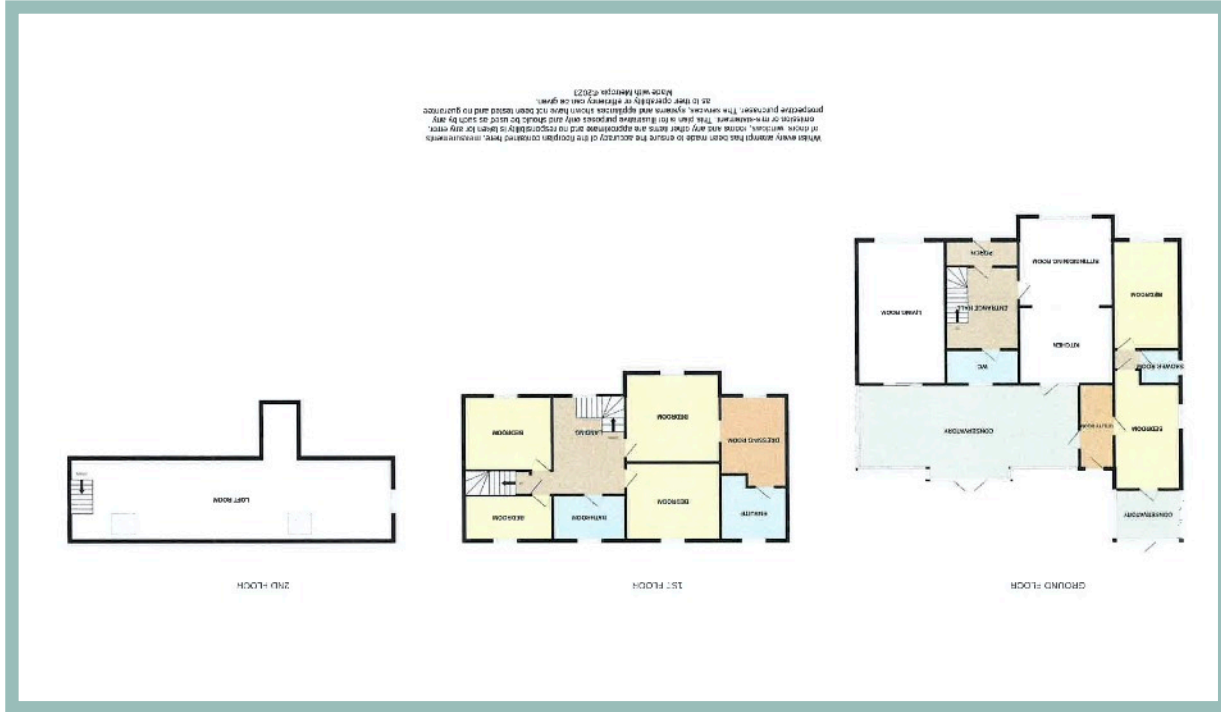


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



14 Trillo Avenue
Rhos on Sea
LL28 4NS

Stunning Four Bedroom Detached House With One Bedroom Annexe Situated In A sought After Location

Description

This simply stunning four bedroom detached house with a one bedroom annexe is situated in a sought after location, close to the amenities of Rhos on Sea and the promenade. This beautifully presented light and spacious accommodation must be viewed to appreciate the size and layout of the rooms as not only does it include an annexe but also impressive conservatory used as a dining room and sitting room and also boasts a large attic currently used as a gym, sewing room and for storage. Outside the rear garden is mainly laid to lawn, with various paved seating areas, summer house, potting shed and a variety of well established plants and shrubs. To the front of the property there is ample off road parking. The accommodation on the ground floor comprises of porch, large hallway, cloakroom, double aspect lounge with access into the conservatory, snug which opens into the kitchen and large conservatory opening onto the garden and access to the utility room which in turn leads to the annexe. To the first floor there is a light and spacious master bedroom with a dressing room and ensuite bathroom, three further bedrooms and shower room. Stairs from the landing lead to the attic rooms. The annexe comprises of lounge/diner with access to a conservatory, bedroom and shower room.

- ✓ SIMPLY STUNNING FOUR BEDROOM DETACHED HOUSE WITH A ONE BEDROOM ANNEXE
- ✓ BEAUTIFULLY PRESENTED LIGHT & SPACIOUS ACCOMMODATION
- ✓ MUST BE VIEWED TO APPRECIATE THE SIZE & LAYOUT OF THE ROOMS
- ✓ SITUATED IN A SOUGHT AFTER LOCATION CLOSE TO THE PROMENADE
- ✓ AMPLE OFF ROAD PARKING, LARGE REAR GARDEN WITH PAVED SEATING AREA



4 Bedroom
Detached
House With 1
Bedroom Annexe

14 Trillo Avenue
Rhos on Sea
LL28 4NS

£725,000

Reference Number: RP3284
29/06/23

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

Registered Company
Number 4687367

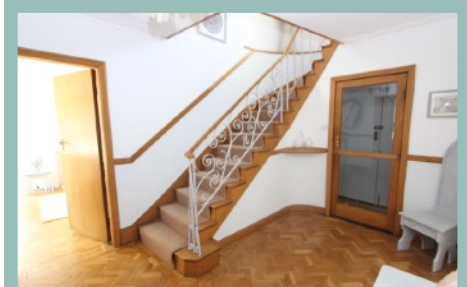
Valuation

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





4 Bedroom Detached House With 1 Bedroom Annexe

14 Trillo Avenue
Rhos on Sea
LL28 4NS

£725,000

Reference Number: R3284
29/06/23

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

Hallway
3.53m x 3.01m (11'7" x 9'11")

Cloakroom
2.40m x 1.36m (7'11" x 4'6")

Lounge
5.88m x 3.74m (19'4" x 12'3")

Snug
3.96m x 3.74m (13'0" x 12'3")

Kitchen
3.93m x 3.18m (12'11" x 10'5")

Conservatory
9.90m x 3.74m (32'6" x 12'3")

Utility
3.44m x 1.23m (11'3" x 4'1")

Bedroom One
3.96m x 3.72m (13'0" x 12'3")

Dressing Area
3.54m x 2.66m (11'7" x 8'9") Maximum

Ensuite
2.85 x 2.83m (9'4" x 9'3") Maximum

Bedroom Two
3.94m x 3.18m (12'11" x 10'5")

Bedroom Three.
3.74m x 2.74m (12'3" x 9'0")

Bedroom Four
3.73m x 2.32m (12'3" x 7'8") Maximum

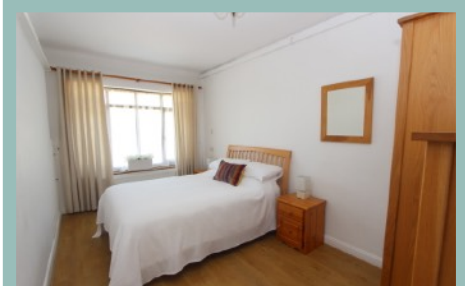
Shower Room
2.57m x 1.90m (8'5" x 6'3")

Annexe Lounge/Diner
4.40m x 2.85m (14'5" x 9'4")

Conservatory
2.85m x 2.42m (9'4" x 8'0")

Bedroom
4.65m x 2.61m (15'3" x 8'7")

Shower Room
2.97m x 1.93m (9'9" x 6'4")



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 1 and 3 miles respectively and it is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond, also the main rail line Holyhead to Euston

Directions

From the Rhos on Sea office turn right towards the promenade, turn left onto the promenade, Trillo Avenue is the third turning on the left hand side.

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

Energy Performance Rating Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

4 Bedroom
Detached
House With 1
Bedroom Annexe

14 Trillo Avenue
Rhos on Sea
LL28 4NS

£725,000

Reference Number: RP3284
29/06/23

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

