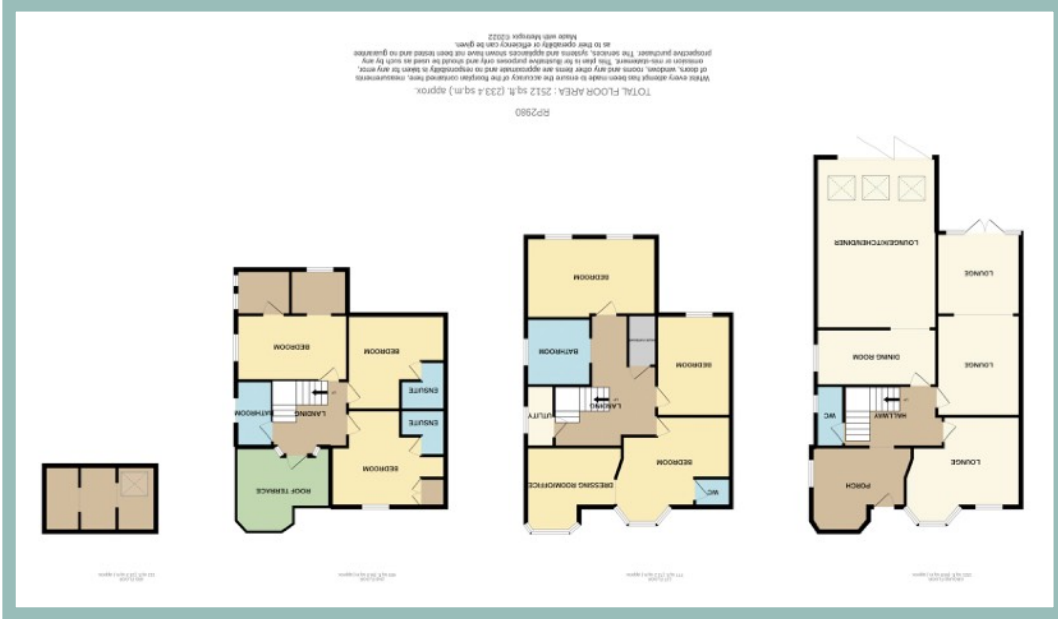


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



12 College Avenue
Rhos on Sea
LL28 4NT

Beautifully Presented Six Bedroom House Situated Close To The Promenade & Rhos on Sea Village

Description

A beautifully presented six bedroom house situated within a two minute walk of the promenade and Rhos on Sea village. The property has been fully refurbished in the last three years by the current owners to create a light and spacious home. Viewing is highly recommended to appreciate the open plan lounge/kitchen/diner, presentation throughout, the wealth of accommodation on offer and location.

The accommodation on the ground floor briefly comprises large porch, hallway with original Minton tiled floor, spacious lounge with feature bay window, a second lounge which has been extended with a feature log burner and french doors onto the garden, dining room which leads into a large open plan lounge/kitchen/diner with feature island, granite worktops with integrated appliances, feature velux windows and bi-folding doors onto the garden and w.c. To the first floor there is a large master bedroom with bay window, w.c. and steps leading down to a further room which could be used as a walk in wardrobe or office, a further two double bedrooms, utility room and boiler cupboard, a bathroom which is boarded out ready for sanitary ware. On the second floor there is access to a roof terrace with sea views, two double bedrooms with ensembles, a further double bedroom with two rooms leading off it and a family bathroom. On the third floor steps lead up to the attic which is divided into a further three store rooms. Outside to the front is off road parking for two vehicles with a lawned area surrounded by mature shrubs. The rear garden is enclosed with fenced borders, patio area, laid to lawn with access to a cottage which could be converted to create a separate annexe or holiday let to generate an additional income.

- ✓ FULLY REFURBISHED SIX BEDROOM HOUSE
- ✓ SITUATED CLOSE TO THE PROMENADE & RHOS ON SEA VILLAGE
- ✓ POTENTIAL FOR SEPARATE ANNEXE OR HOLIDAY ACCOMMODATION
- ✓ LARGE OPEN PLAN LOUNGE/KITCHEN/DINER
- ✓ GOOD SIZE SUNNY REAR GARDEN
- ✓ OFF ROAD PARKING



6 Bedroom House

12 College Avenue
Rhos on Sea
LL28 4NT

£459,950

Reference Number: RP2980
25/08/22

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





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Porch

3.63m x 3.08m (11'11" x 10'1")

W.C.

2.44m x 1.09m (8'0" x 3'7")

Lounge One

5.12m x 4.83m (16'10" x 15'10") Maximum

Lounge Two

8.58m x 2.58m (28'2" x 8'6")

Dining Room

4.24m x 2.97m (13'11" x 9'9")

Lounge/Kitchen/Diner

6.37m x 5.09m (20'11" x 16'8")

First Floor Utility

2.46m x 1.64m (8'1" x 5'5")

Master Bedroom

3.99m x 3.88m (13'1" x 12'9")

Ensuite

1.50m x 1.18m (4'11" x 3'11")

Dressing Room/Office

4.31m x 2.97m (14'2" x 9'9")

Bedroom Two

4.10m x 3.74m (13'6" x 12'3")

Bedroom Three

5.28m x 3.18m (17'4" x 10'5")

Bathroom

3.06m x 2.00m (10'0" x 6'7")

Boiler Cupboard

1.82m x 1.09m (6'0" x 3'7")

Second Floor Bathroom

2.57m x 1.69m (8'5" x 5'7")

Bedroom Four

4.04m x 4.13m (13'3" x 13'7") Maximum

Ensuite

2.08m x 1.71m (6'10" x 5'8")

Bedroom Five

4.26m x 3.92m (14'0" x 12'10") Maximum

Ensuite

2.10m x 1.77m (6'11" x 5'10")

Bedroom Six

4.40m x 3.15m (14'5" x 10'4")

Dressing Room

3.14m x 2.99m (10'4" x 9'10")

Study

3.14m x 2.09m (10'4" x 6'10")

Balcony

3.53m x 2.69m (11'7" x 8'10")

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Third Floor Store Room One

2.10m x 2.00m (6'11" x 6'7")

Store Room Two

3.67m x 2.08m (12'1" x 6'10")

Store Room Three

2.56m x 2.02m (8'5" x 6'8")

Cottage Room One

5.33m x 3.08m (17'6" x 10'1")

Room Two

3.10m x 2.01m (10'2" x 6'7")

Room Three

3.08m x 2.39m (10'1" x 7'10")

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 towards the promenade and then left onto the promenade. Proceed in the direction of Llandudno and Penrhyn Bay taking the fourth left turn onto College Avenue.

Council Tax Band: TBC

Energy Performance Rating Band C

