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We endeavor 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



67 & 67a Dinerth Road
Rhos on Sea
LL28 4YH



Three Bedroom Semi Detached House & Two Bedroom Annexe Situated Close To Amenities Of Rhos On Sea

Description

This three bedroom semi detached house and two bedroom annexe must be viewed to not only appreciate the size and layout of the accommodation but the wealth of potential that this property has to offer. On one title deed these two properties have their own individual council tax banding and completely separate utilities except for water. There is rental potential for either or both properties and also they could be converted in to one property with the relevant planning permission. The accommodation of the three bedroom semi detached house comprises of entrance hall, hallway, good size lounge with glazed sliding door onto balcony, kitchen, ground floor bedroom, shower room and two further bedrooms to the first floor. The rear garden is laid to lawn with a seating area and timber shed. At the rear of the property there is off road parking and detached garage. The two bedroom annexe comprises of lounge with access onto a balcony, kitchen/breakfast room and to the first floor two bedrooms, bathroom and separate w.c. Also with a garden. Both properties have gas central heating, upvc double glazing and the gardens are south facing and private.

- ✓ THREE BEDROOM SEMI DETACHED HOUSE & TWO BEDROOM ANNEXE
- ✓ WEALTH OF POTENTIAL & MUST BE VIEWED TO APPRECIATE THE SIZE & LAYOUT
- ✓ CURRENTLY TWO PROPERTIES BUT WITH THE RELEVANT PLANNING PERMISSION COULD BE CONVERTED INTO ONE
- ✓ SITUATED CLOSE TO AMENITIES OF RHOS ON SEA & WITH FAR REACHING HILLSIDE VIEWS
- ✓ NO CHAIN

Three Bedroom Semi Detached House

Lounge

4.23m x 3.93m (13'11" x 12'11")



Kitchen

4.23m x 3.63m (13'11" x 11'11")

Ground Floor Bedroom

3.91m x 3.63m (12'10" x 11'11")

Shower Room

1.79m x 1.64m (5'11" x 5'5")

W.C.

1.49m x 0.89m (4'11" x 2'11")

Bedroom One

3.63m x 3.34m (11'11" x 10'11")

Bedroom Two

3.63m x 3.00m (11'11" x 9'10")

Two Bedroom Annexe

Lounge

4.86m x 3.12m (15'11" x 10'3")



Kitchen /Breakfast Room

3.32m x 3.12m (10'11" x 10'3")

Bedroom One

4.47m x 2.91m (14'8" x 9'7")

Bedroom Two

4.47m x 2.39m (14'8" x 7'10")

Bathroom

1.96m x 1.88m (6'5" x 6'2")

W.C.

1.74m x 0.83m (5'9" x 2'9")

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, turn left onto Church Road at the crossroads, proceed to the T junction turn right onto Llandudno Road, second left onto Dinerth Road.

Council Tax Band: "D" for 67
Council Tax Band: "C" for 67a
Energy Performance Rating Band D

3 Bedroom
Semi Detached
House & 2 Bedroom
Annexe

67 & 67a Dinerth
Road
Rhos on Sea
LL28 4YH

£319,950

Reference Number: RP3345
21/08/23

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

