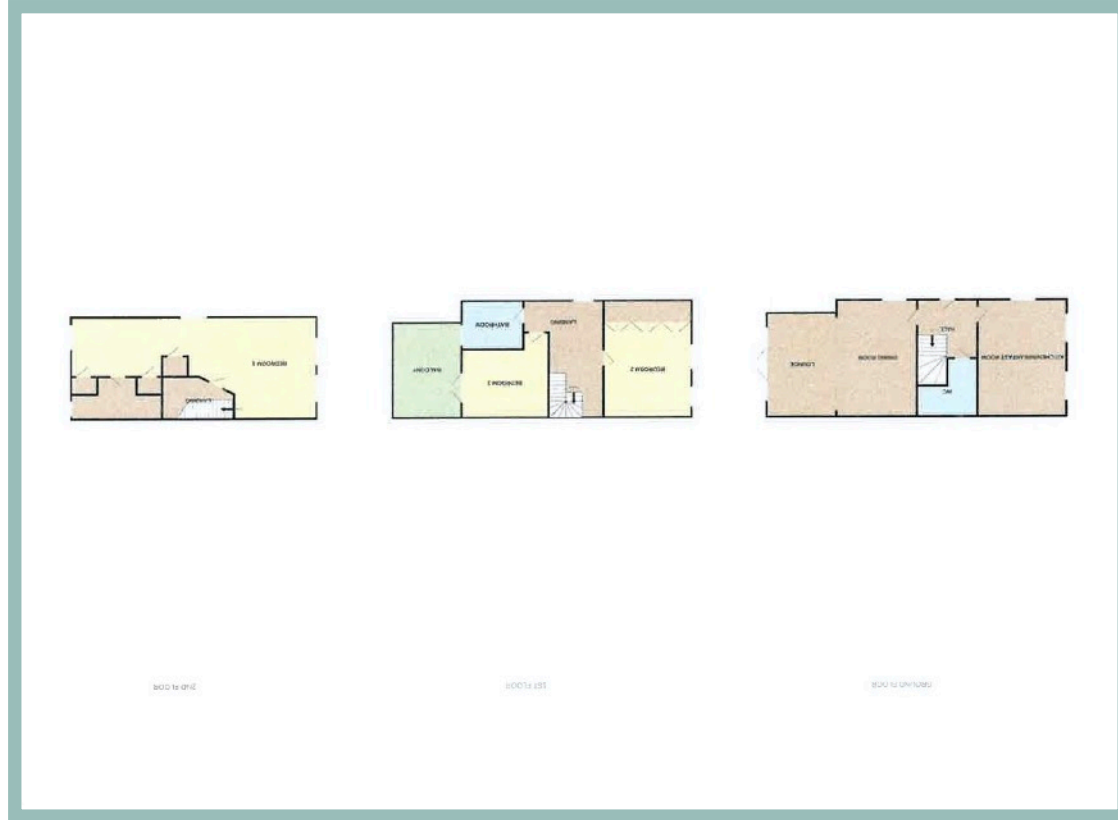


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

Fletcher & Poole  
DIAMOND COLLECTION



8 Wainwright Close  
Rhos on Sea  
LL28 4DZ



# Immaculately Presented Three Bedroom Town House Situated In A Sought After Area

## Description

This impressive three bedroom town house is immaculately presented and beautifully maintained. Viewing is essential to not only appreciate the size and layout but the standard of finish and fixtures and fittings. Conveniently located in a quiet residential area the property is close to the local amenities, shops, schools and promenade. The accommodation is laid over three floors. The ground floor comprises of entrance hallway, w.c, kitchen/breakfast room., lounge/diner with access to rear garden and garden room.

To the first floor there is a large landing, two bedrooms and a modern family bathroom. One of the bedrooms benefits from fitted wardrobes and the other from a balcony appreciating countryside views. To the third floor is a master bedroom with storage, modern ensuite and additional seating area. To the rear is a beautifully landscaped garden with large seating area, artificial lawn and a large garden room. To the front is off road parking and access to a garage. Viewing is essential to appreciate the accommodation on offer and modern feel throughout.

- ✓ IMMACULATELY PRESENTED THREE BEDROOM TOWN HOUSE
- ✓ IDEAL LOCATION CLOSE TO LOCAL SHOPS, AMENITIES & PROMENADE
- ✓ BEAUTIFULLY LANDSCAPED GARDEN
- ✓ OFF ROAD PARKING & GARAGE



3 Bedroom  
Town House

8 Wainwright Close  
Rhos on Sea  
LL28 4DZ  
**£379,950**

Reference Number: RP3233  
16/05/23

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

Registered Company  
Number 4687367

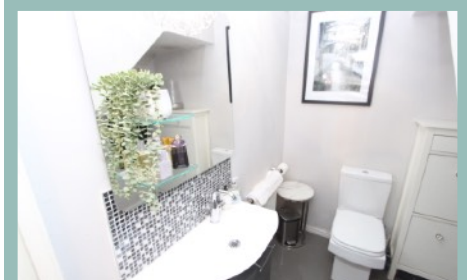
## Valuation

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](mailto:rhosonsea@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)







## 3 Bedroom Town House

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#### Lounge

5.24m x 4.14m (17'2" x 13'7")

#### Kitchen/Diner

4.33m x 3.12m (14'3" x 10'3")

#### W.C.

1.96m x 1.91m (6'5" x 6'3")

#### Bedroom One

7.74m x 4.16m (25'5" x 13'8")

#### Ensuite

2.92m x 2.03m (9'7" x 6'8")

#### Bedroom Two

4.15m x 2.95m (13'8" x 9'8")

#### Bedroom Three

3.02m x 2.76m (9'11" x 9'1")

#### Bathroom

1.96m x 1.84m (6'5" x 6'1")





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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 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 right onto the Promenade, take the second right onto Cayley Promenade, as the road bears right carry straight on remaining on Cayley Promenade, turn right onto Llannerch Road East, first left onto Wainwright Close.

Council Tax Band: "E" (provided on [voa.gov.uk](http://voa.gov.uk))

Energy Performance Rating Band C

### Garage

2.67m x 5.34m (8'9" x 17'6")

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

