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[www.fletcherpoole.com](http://www.fletcherpoole.com)

Fletcher & Poole



56 Cambrian Drive  
Rhos on Sea  
LL28 4TA

# Three Bedroom Semi Detached Bungalow Situated In A Sought After Location

## Description

REFURBISHMENT OPPORTUNITY. A three bedroom semi detached bungalow situated in a sought after location and benefitting from far reaching views to the rear. The property maintains a wealth of potential and viewing is highly recommended to appreciate the spacious layout, sunny rear garden and location. The accommodation on the ground floor briefly comprises hallway, spacious lounge, kitchen /diner, two double bedrooms, bathroom and rear porch.

To the first floor there is a landing with a velux window, a double bedroom with ensuite and built in wardrobes and a study/store room. Outside to the front is off road parking for three/four vehicles with access to a garage. The front garden has a variety of shrubs and trees with the rear garden laid to lawn with access to two store rooms beneath the property.

- ✓ SPACIOUS THREE BEDROOM SEMI DETACHED BUNGALOW
- ✓ REFURBISHMENT OPPORTUNITY
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ MAINTAINS A WEALTH OF POTENTIAL THROUGHOUT
- ✓ FAR REACHING VIEWS TO THE REAR
- ✓ OFF ROAD PARKING & GARAGE
- ✓ NO CHAIN

## Lounge

4.99m x 3.63m (16'4" x 11'11")



## Kitchen/Diner

3.66m x 3.03m (12'0" x 9'11")



## Bathroom

1.97m x 1.72m (6'6" x 5'8")

## Landing

3.20m x 2.55m (10'6" x 8'4")

## Study

2.84m x 2.54m (9'4" x 8'4")

## Bedroom One

3.78m x 3.63m (12'5" x 11'11")



## Bedroom Two

3.28m x 3.05m (10'9" x 10'0")

## Bedroom Three

4.22m x 3.08m (13'10" x 10'1")

## Ensuite

2.44m x 0.93m (8'0" x 3'1")

## Store Room One

5.07m x 3.67m (16'8" x 12'1")

## Store Room Two

3.67m x 1.83m (12'1" x 6'0")

## Garage

5.01m x 2.57m (16'5" x 8'5")

## 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, left onto Church Road, proceed to the T junction turn right onto Llandudno Road, second left onto Dinerth Road, fourth right onto Derwen Avenue and left onto Cambrian Drive.

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

Energy Performance Rating Band D

## 3 Bedroom Semi Detached Bungalow

56 Cambrian Drive  
Rhos on Sea  
LL28 4TA

**£214,995**

Reduced From £219,950  
**NO CHAIN**

Reference Number: RP3249  
31/05/23

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

Registered Company  
Number 4687367

## Valuation

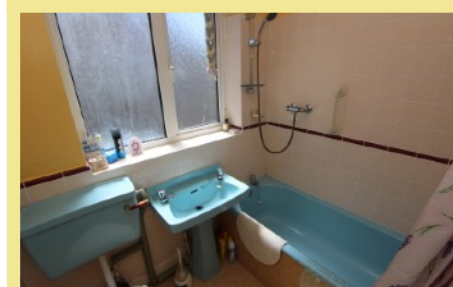
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 549178

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		