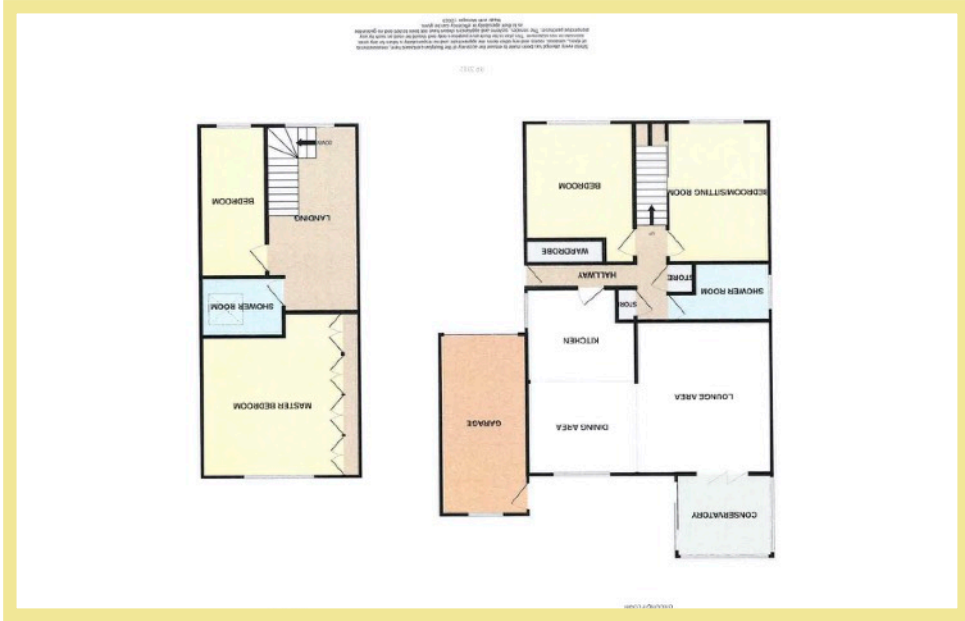


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



10 Dinerth Crescent  
Rhos on Sea  
LL28 4HJ

# Immaculately Presented Four Bedroom Detached Dormer Bungalow Enjoying Far reaching Views

## Description

This immaculately presented four bedroom detached dormer bungalow has been refurbished by the present vendors in the last four years including creating a beautiful open plan lounge, kitchen, diner and adding a conservatory. The property must be viewed to not only appreciate the size and layout of the rooms but its location in a quiet residential area and from the far reaching views. The accommodation on the ground floor comprises of hallway with built in storage, immaculate open plan lounge, dining room and kitchen with bi-folding doors off the lounge area into a conservatory, two double bedrooms, one currently being used as an additional sitting room and a modern contemporary shower room. To the first floor there is a large landing, two bedrooms and shower room. The large master bedroom benefits from fitted wardrobes and far reaching views stretching up the Conwy Valley and towards the Little Orme and the sea. Outside there is ample off road parking, car port and garage which has a utility area. The beautifully landscaped garden to the front and rear has a variety of well established plants and shrubs and seating areas.

- ✓ IMMACULATELY PRESENTED FOUR BEDROOM DETACHED DORMER BUNGALOW
- ✓ WELL PLANNED ACCOMMODATION WITH AN OPEN PLAN LOUNGE/KITCHEN/DINER
- ✓ SITUATED IN SOUGHT AFTER RESIDENTIAL AREA WITH FAR REACHING VIEWS
- ✓ AMPLE OFF ROAD PARKING, COVERED CAR PORT, GARAGE, GARDEN TO FRONT & REAR

## Lounge Area

4.47m max x 3.93m max (14'8" x 12'11")



## Kitchen

3.09m max x 2.70m (10'2" x 8'11")



## Dining Area

3.19m x 2.70m (10'6" x 8'11")

## Conservatory

2.77m x 2.41m (9'1" x 7'11")



## Ground Floor Bedroom

3.99m x 3.09m (13'1" x 10'2")

## Ground Floor Bedroom/Sitting Room

4.12m x 3.00m (13'6" x 9'10")

## Shower Room

2.97m x 1.69m (9'9" x 5'7") Maximum

## Master Bedroom

4.76m x 3.59m (15'7" x 11'10")

## Bedroom/Hobbies Room

4.21m x 1.68m (13'10" x 5'6")

## Shower Room

2.48m x 1.72m (8'2" x 5'8") Maximum

## 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, continue along past the cricket club on the left, turn left onto Church Road, proceed to the T junction turn right onto Llandudno Road, pass the church on the right, take the third left turn onto Marston Road, right onto Dinerth Avenue and first left onto Dinerth Crescent.

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

Energy Performance Rating Band D

4 Bedroom  
Detached Dormer  
Bungalow

10 Dinerth Crescent  
Rhos on Sea  
LL28 4HJ

**£319,950**

Reference Number: RP3312  
16/02/2024

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

Registered Company  
Number 4687367

## Valuation

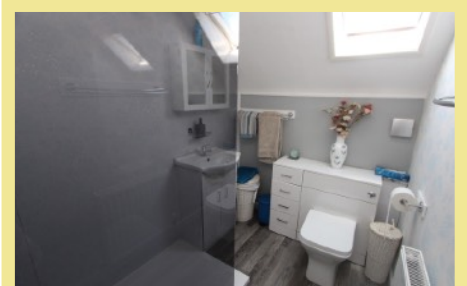
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 549178

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	80 C
39-54	E		
21-38	F		
1-20	G		