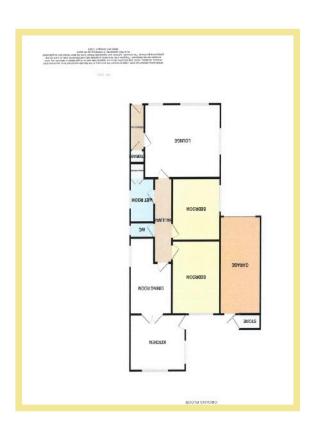
accurate and statements or constitute any not make any to the behalf of the We endeavor to make our sales details reliable but they should not be relied on as representations of fact and they do not part of an offer or contract. The seller does representation or give any warranty in relation property and we have no authority to do so on

# www.fletcherpoole.com









# Two Bedroom Detached Bungalow Situated In A Sought After Residential Area

# Description

This two bedroom detached bungalow is situated in a sought after residential area and from the lounge window benefits from sea views. In need of updating the property has amazing potential as it occupies a corner plot and with the relevant planning permission could be extended. Outside there is driveway parking for 2/3 vehicles and access to the garage and a good size garden which is a mixture of lawn, a variety of well established plants and shrubs and paving. The accommodation comprises of entrance hallway with built in storage, double aspect lounge, dining/sitting room, kitchen, two double bedrooms, wet room and w.c. There is gas central heating and upvc double glazing.

- ✓ TWO BEDROOM DETACHED

  BUNGALOW WITH AMAZING

  POTENTIAL
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA
- ✓ OCCUPIES A CORNER PLOT WITH DRIVEWAY PARKING FOR 2/3 VEHICLES & GARAGE
- ✓ NO CHAIN

# Lounge

5.17m x 3.95m (17'0" x 13'0")



# Kitchen

3.82m x 2.96m (12'7" x 9'9")

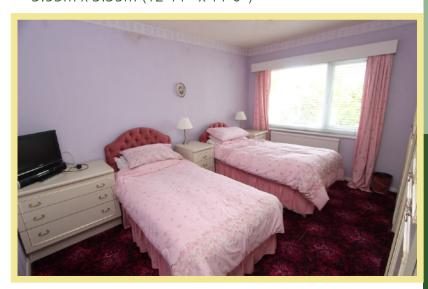


# Dining Room

3.93m x 2.78m (12'11" x 9'1") Maximum

### Bedroom One

3.93m x 3.35m (12′11" x 11′0")

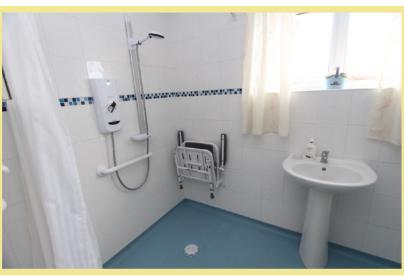


#### Bedroom Two

3.35m x 3.32m (11'0"x 10'11")

#### Wet Room

2.38m x 1.68m (7'10" x 5'6")



#### W.C.

1.68m x 3.94m (5'6" x 12'11")

## 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 one and three miles respectively and the property is conveniently located for easy access to the A55 dual carriageway for Chester, Manchester International Airport and the motorways beyond, also the main rail line Holyhead to Euston.

#### Directions

From the Rhos On Sea office turn right onto the promenade, turn right onto Rhos Road, continue to the traffic lights and turn right onto Llandudno Road, turn right opposite Hickory's onto Church Road, turn left onto Marlborough Drive, turn right onto Malvern Rise and left onto Canterbury Lane.

Council Tax Band: "E" (provided on <a href="www.voa.gov.uk">www.voa.gov.uk</a>)

Energy Performance Rating Band D

2 Bedroom
Detached Bungalow

16 Canterbury Lane Rhos on Sea LL28 4RZ

£239,950

#### **NO CHAIN**

Reference Number:RP3331 7/08/23

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

Registered Company

#### **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









