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Fletcher & Poole



16 Canterbury Lane  
Rhos on Sea  
LL28 4RZ

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

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

## 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

## 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 [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band D

## 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

