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Fetcher & Poole



98 Cambrian Drive
Rhos on Sea
LL28 4SY

Deceptively Spacious Three/Four Bedroom Semi Detached Dormer Bungalow Situated In A Sought After Residential Area

Description

This deceptively spacious three/four bedroom semi detached dormer bungalow is situated in a sought after residential area. The well maintained accommodation also benefits from ample off road parking, detached garage and beautifully landscaped garden with various seating areas, pergola and summer house. The accommodation on the ground floor comprises of hallway, lounge with hillside views, dining room (potential fourth bedroom), kitchen, good size bedroom with built in store cupboards and a bathroom. To the first floor there are two further bedrooms, one with an ensuite shower room and off the landing access to under eaves storage. There is upvc double glazing and gas central heating with a boiler that was installed in 2019.

- ✓ THREE/FOUR BEDROOM SEMI DETACHED DORMER BUNGALOW
- ✓ DECEPTIVELY SPACIOUS WELL MAINTAINED ACCOMMODATION
- ✓ OFF ROAD PARKING, GARAGE & BEAUTIFULLY LANDSCAPED GARDEN
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA

Lounge

4.95m x 3.60m (16'3" x 11'10")



Kitchen

3.60m x 3.07m (11'10" x 10'1")



Downstairs Bedroom

3.76m x 3.58m (12'4" x 11'9")

Dining Room (potentially fourth bedroom)

3.30m x 3.10m (10'10" x 10'2")



Bathroom

1.93m x 1.67m (6'4" x 5'6")



Bedroom Two

5.15m x 3.07m (16'11" x 10'1")

Ensuite Shower Room

3.00m x 1.78m (9'10" x 5'10")

Bedroom Three

3.60m x 3.12m (11'10" x 10'3")

Garage

5.49m x 2.77m (18'0" x 9'1")

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, left onto Cambrian Drive where No 98 can be found on the right hand side on the left.

Council Tax Band: "E"

Energy Performance Rating Band D

3/4 Bedroom
Semi Detached
Dormer Bungalow

98 Cambrian Drive
Rhos on Sea
LL28 4SY

£270,000

Reduced From **£279,950**

Reference Number: RP3296
12/07/23

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

Registered Company
Number 4687367

Valuation

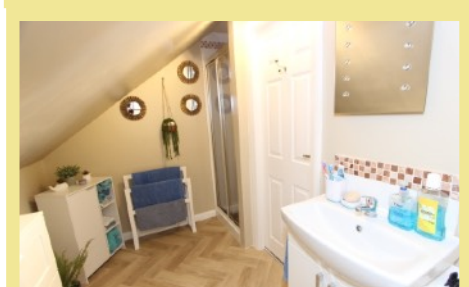
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		