

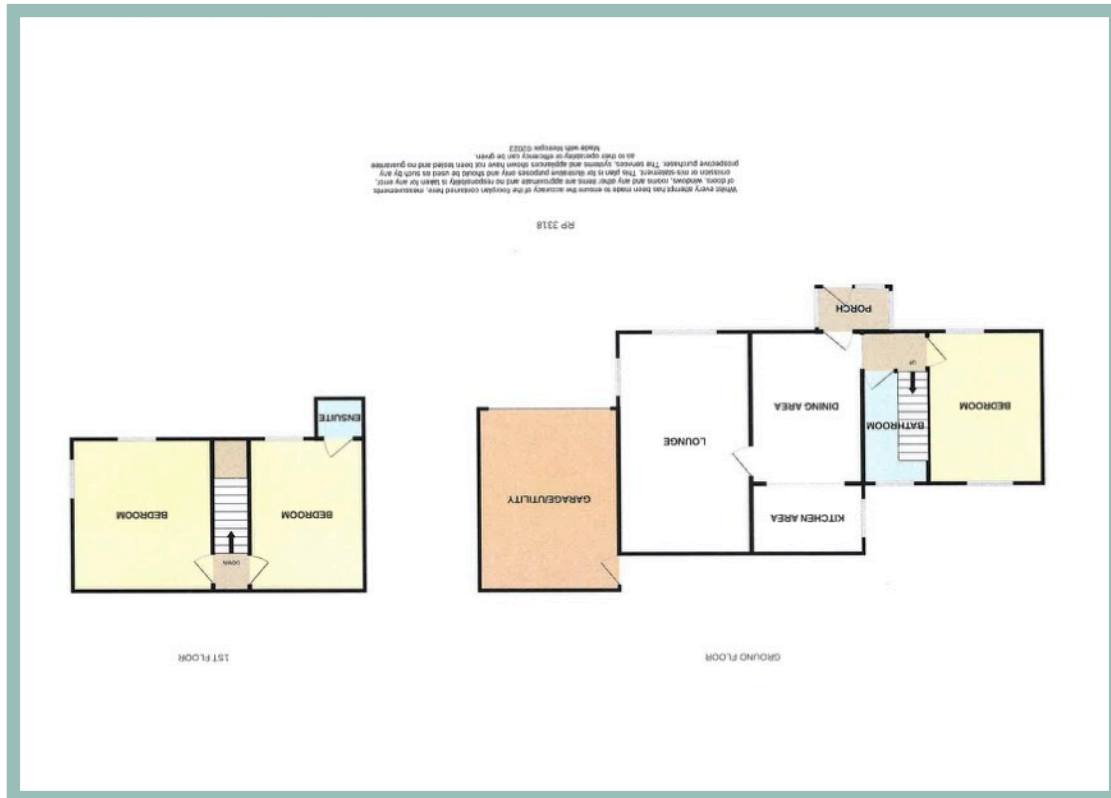
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

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

Fletcher & Poole  
DIAMOND COLLECTION



The Cottage  
24 Everard Road  
Rhos On Sea  
LL28 4EY



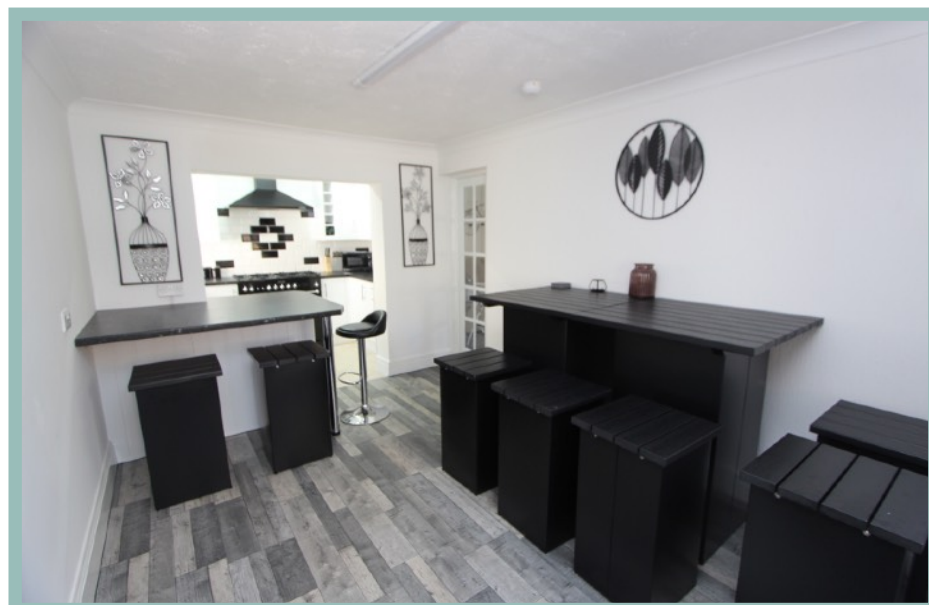
# Three Bedroom Cottage With Large Plot Of Land Situated Close To The Centre Of Rhos on Sea

## Description

This three bedroom cottage with large plot of land must be viewed to truly appreciate its potential. Tucked away close to the centre of Rhos on sea village and the promenade, the newly refurbished property comes with a large plot of land. Currently laid to lawn and with a variety of fruit trees there is actually planning permission for a two bedroom bungalow (REF: 0/50707)

The accommodation on the ground floor comprises of porch, open plan kitchen/diner with newly installed kitchen, lounge, large double bedroom and bathroom. To the first floor there are a further two double bedrooms and one with an ensuite shower room. Attached to the property is a garage that is currently being used as a utility room. Newly refurbished and including a brand new boiler and the vendor is also prepared to sell all furniture and appliances. As well as the plot of land there is ample off road parking outside the property and three outhouses.

- ✓ THREE BEDROOM COTTAGE WITH LARGE PLOT OF LAND
- ✓ PLANNING PERMISSION FOR TWO BEDROOM BUNGALOW REF: 0/50707
- ✓ COTTAGE HAS RECENTLY BEEN FULLY REFURBISHED TO INCLUDE NEW KITCHEN & BATHROOM
- ✓ SITUATED CLOSE TO THE CENTRE OF RHOS ON SEA VILLAGE & PROMENADE
- ✓ NO CHAIN



3 Bedroom Cottage  
With Large Plot Of  
Land

The Cottage  
24 Everard Road  
Rhos On Sea  
LL28 4EY

**£349,950**

Reduced From £479,995

**NO CHAIN**

Reference Number: **RP3318**

25/07/23

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](mailto:rhosonsea@fletcherpoole.com)

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





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#### Porch

6'7" x 3'11" (2.01m x 1.18m)

#### Dining Room Area

13'1" x 9'0" (3.99m x 2.74m)

#### Kitchen Area

9'9" x 6'1" (2.96m x 1.84m)

#### Lounge

19'2" x 11'5" (5.83m x 3.47m)

#### Ground Floor Bedroom

13'4" x 9'11" (4.05m x 3.01m)

#### Bathroom

9'8" x 5'7" (2.95m x 1.70m)

#### Bedroom

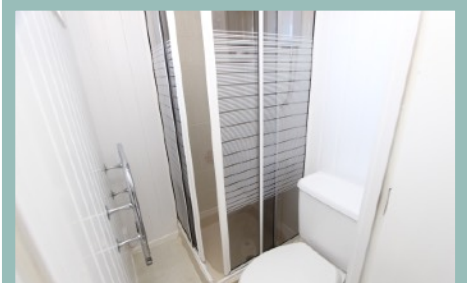
13'2" x 9'11" (4.00m x 3.01m)

#### Ensuite

4'1" x 3'7" (1.25m x 1.08m)

#### Bedroom

13'0" x 12'1" (3.97m x 3.69m)





## 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 Llandudno and Colwyn Bay are approximately 3 miles and one mile respectively and it is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond, also the main rail line Holyhead to Euston.

## Directions

Turn towards the promenade from the Rhos On Sea office , turn right onto the Promenade, turn right onto Rhos Road, first left onto Everard Road.

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

Energy Performance Rating Band D.

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

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