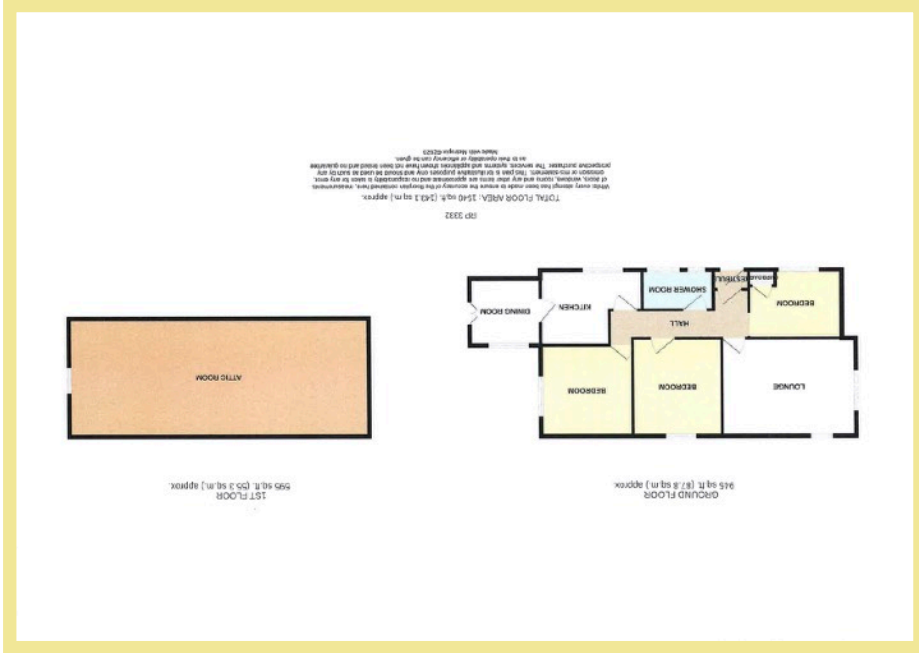


We endeavor to make our sales details accurate and reliable but they should not

www.fletcherpoole.com

Fletcher & Poole



6 Alwen Drive
Rhos on Sea
LL28 4YB

Three Bedroom Detached Bungalow Situated In A Sought After Residential Area

Description

This three bedroom detached bungalow is situated in a sought after residential area and close to local amenities. The good size accommodation is extremely versatile and there is the potential with the relevant planning permission to extend into the loft which is currently accessed via a pull down ladder is fully boarded and has sea views. The property also occupies a good size plot with ample off road parking and mostly paved for easy maintenance. The enclosed side garden is laid to artificial grass where a seating area has been created and can be accessed off the dining room. The accommodation comprises of porch, hallway, double aspect lounge, kitchen which leads into the dining room, three bedrooms, one which could be used as a study or playroom, shower room and good size attic room.

- ✓ THREE BEDROOM DETACHED BUNGALOW
- ✓ GOOD SIZE VERSATILE ACCOMMODATION WITH THE POTENTIAL TO EXTEND INTO THE LOFT
- ✓ OCCUPIES A CORNER PLOT WITH AMPLE OFF ROAD PARKING
- ✓ SITUATED IN SOUGHT AFTER RESIDENTIAL AREA
- ✓ NO CHAIN

Lounge

4.31m x 3.84m (14'2" x 12'7")



Kitchen

3.63m x 3.00m (11'11" x 9'10")



Dining Room

2.81m x 2.68m (9'3" x 8'10")

Bedroom Three/Study/Playroom

4.40m x 2.78m (14'5" x 9'2")

Bedroom One

3.51m x 3.82m (11'6" x 12'7")



Bedroom Two

3.63m x 3.61m (11'11" x 11'10")

Shower Room

2.86m x 1.65m (9'5" x 5'5")



Attic Room

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 left down Penrhyn Avenue, left onto Church Road, proceed to the T junction, turn right onto Llandudno Road, take the second left onto Dinerth Road, left onto Princess Avenue, first right onto Alwen Drive. Council Tax Band: "E" (provided on www.voa.gov.uk)

Energy Performance Rating Band D

3 Bedroom Detached Bungalow

6 Alwen Drive
Rhos on Sea
LL28 4YB

£269,950

Reduced From **£299,500**

Reference Number: RP3332
8/08/2023

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		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		