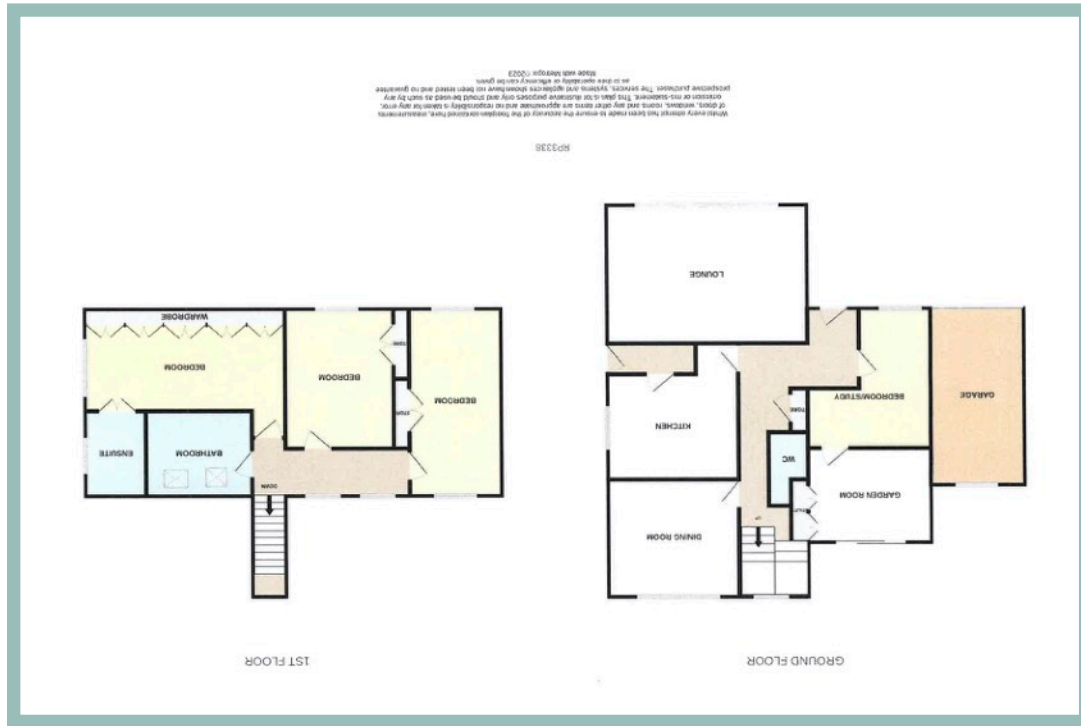


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



4 Digby Road
Rhos on Sea
LL28 4TG

Four Bedroom Detached House Situated In A Sought After Area

Description

This immaculately presented four bedroom detached house has been refurbished in the last two years to an exceptional standard. Included within the refurbishment is a newly fitted kitchen, the creation of a utility area and the rooms reconfigured on the first floor with a new bathroom and master bedroom benefitting from a range of fitted wardrobes and ensuite. Situated in a sought after residential area there is ample off road parking to the front, a garage and a good size rear garden with paved seating areas, lawn, variety of plants and shrubs and summer house. The accommodation on the ground floor comprises of hallway, light and spacious lounge, kitchen, boot room, dining room, cloakroom, bedroom/study and garden room with built in utility. To the first floor there are three double bedrooms, the master with an ensuite and a modern contemporary family bathroom. There is gas central heating and upvc double glazing.

✓ IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOUSE

✓ REFURBISHED IN THE LAST TWO YEARS TO AN EXCEPTIONAL STANDARD

✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA

✓ AMPLE OFF ROAD PARKING, GARAGE & GOOD SIZE REAR GARDEN



4 Bedroom Detached House

4 Digby Road
Rhos on Sea
LL28 4TG

£563,500

Reduced From £575,000

Reference Number: RP3338
14/08/23

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



4 Bedroom Detached House

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Lounge

5.61m x 3.89m (18'5" x 12'9")

Kitchen

3.67m x 3.02m (12'1" x 9'11")

Dining Room

3.68m x 3.33m (12'1" x 10'11")

Cloakroom

2.10m x 1.68m (6'11" x 5'6")

Garden Room

3.93m x 3.08m (12'11" x 10'1") Maximum

Ground Floor Bedroom/Study

2.68m x 3.55m (8'10" x 11'8")

Master Bedroom

5.63m x 3.17m (18'6" x 10'5")

Ensuite

2.38m x 1.69m (7'10" x 5'7")

Bedroom Two

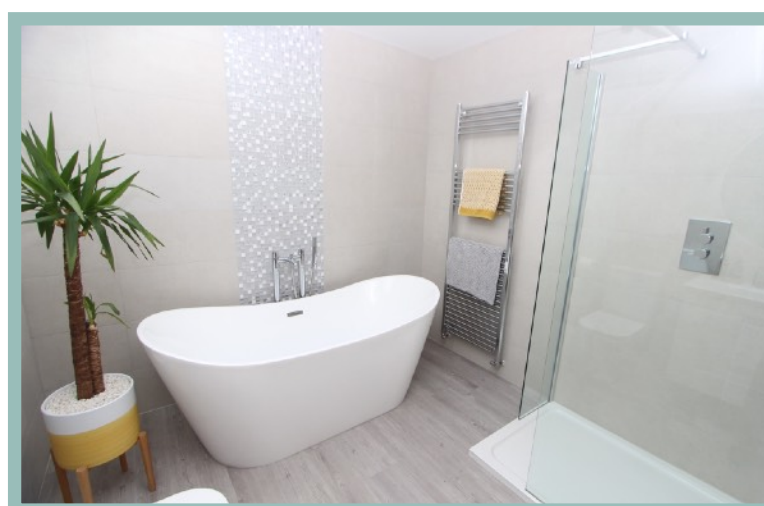
3.92m x 3.47m (12'10" x 11'5")

Bedroom Three

4.97m x 2.61m (16'4" x 8'7")

Bathroom

2.71m x 2.54m (8'11" x 8'4")



Garage

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 1 and 3 miles 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From the Rhos On Sea office turn right towards the Promenade, turn right onto the Promenade and first right onto Rhos Road (B5116) At the traffic lights turn left onto Brompton Avenue turn right onto Digby Road.

Council Tax Band: "F" (provided on voa.gov.uk)

Energy Performance Rating Band D

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