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www.fletcherpoole.com

Fletcher & Poole



34 Upper Promenade  
Rhos On Sea  
LL28 4BS

# Immaculately Presented Three Bedroom Semi Detached Townhouse

## Description

This immaculately presented three bedroom semi detached townhouse is situated steps away from the promenade, beach, local shops & amenities in Rhos on Sea and Colwyn Bay.

Set over three floors the accommodation briefly comprises of:

Entrance porch with w.c and access to the integral garage/utility, hallway, kitchen/diner with integrated dishwasher and fridge with doors into the good sized conservatory. Stairs lead to the first floor with the L-shaped lounge with a Juliette balcony, bedroom with fitted wardrobes and Juliette balcony, shower room. Stairs lead to the second floor where the spacious master bedroom can be found with fitted wardrobes and ensuite shower room, the third bedroom shares the ensuite shower room (Jack & Jill style)

To the front of the property there is a driveway with ample off road parking. The enclosed rear garden is landscaped with a decked seating area, a perfect place to enjoy outdoor entertaining.

The property benefits from UPVC double glazing, gas central heating throughout and new boiler.

Viewing is essential to appreciate the spacious layout and location.

- ✓ IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED TOWNHOUSE
- ✓ MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- ✓ GOOD SIZE CONSERVATORY WITH LOG BURNING STOVE
- ✓ BURGLAR ALARM SYSTEM
- ✓ ENCLOSED REAR GARDEN WITH DECKED SEATING AREA
- ✓ DRIVEWAY WITH AMPLE OFF ROAD PARKING
- ✓ 2 WOODEN SHEDS & A LOG STORE TO THE SIDE OF THE PROPERTY
- ✓ WALKING DISTANCE TO THE PROMENADE, BEACH, LOCAL SHOPS & AMENITIES

## Porch

1.96m x 1.06m (6'5" x 3'6")

## Lounge

4.85m x 4.17m (15'11" x 13'8")



## Hallway

3.60m x 1.06m (11'10" x 3'6")

## Conservatory

4.48m x 3.13m (14'8" x 10'3")

## Kitchen/Diner

4.83m x 3.10m (15'10" x 10'2")



## Bedroom

3.37m x 2.59m (11'1" x 8'6")

## Shower Room

2.06m x 1.85m (6'9" x 6'1")

## Master Bedroom

4.22m x 3.14m (13'10" x 10'4")

## Ensuite

2.60m x 2.04m (8'6" x 6'8")

## Bedroom

3.97m x 2.81m (13'0" x 9'3")

## Garage

4.77 x 2.48m (15'8" x 8'2")

## 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.

## Directions

From the Rhos On Sea office turn towards the Promenade, turn right on to the Promenade, take the right turn onto Penrhos Road turn right at the top onto Upper Promenade.

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

Energy Performance Rating Band C

Three Bedroom  
Semi Detached  
Townhouse

34 Upper Promenade  
Rhos on Sea  
LL28 4BS

£329,950

Reference Number: RP3521  
7/03/24

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

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