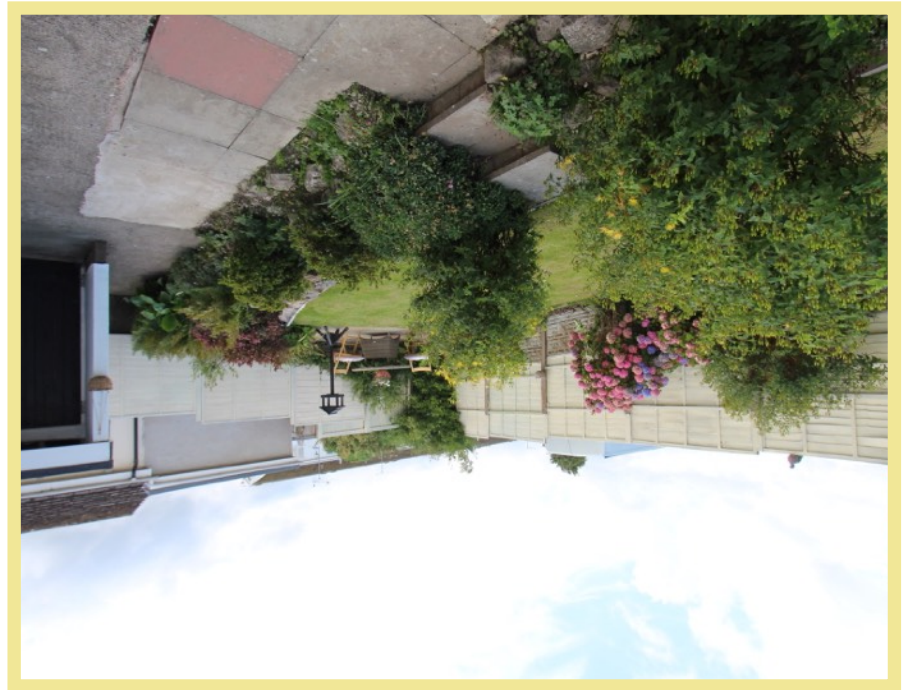


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property to do so on behalf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



8 Malvern Rise
Rhos on Sea
LL28 4RX

Beautifully Presented & Fully Refurbished Two Bedroom Detached Bungalow Situated In A Sought After Location

Description

A beautifully presented and fully refurbished two bedroom detached bungalow situated in a sought after location. The property benefits from upvc double glazing and gas central heating and the current owner has refurbished it to a high standard throughout to include a new modern fitted kitchen, contemporary shower room, new boiler and redecorated and flooring throughout. The accommodation in brief comprises of hallway, cupboard, spacious lounge with triple aspect windows with views towards the Little Orme, internal hallway, modern kitchen/diner with integrated appliances, modern shower room, w.c. and two large double bedrooms. Outside to the front is off road parking for two/three vehicles with access to a garage. The private and sunny rear garden is enclosed with fenced borders, laid to lawn with borders containing mature shrubs and trees with a raised patio area and access to a garden store room.

- ✓ BEAUTIFULLY PRESENTED & REFURBISHED TWO BEDROOM DETACHED BUNGALOW
- ✓ SITUATED IN A SOUGHT AFTER LOCATION WITH VIEWS TOWARDS THE LITTLE ORME
- ✓ MODERN KITCHEN & SHOWER ROOM
- ✓ PRIVATE & SUNNY REAR GARDEN
- ✓ OFF ROAD PARKING & GARAGE

Lounge

5.13m x 3.94m (16'10" x 12'11")



Kitchen/Diner

3.92m x 2.80m (12'10" x 9'2")



Hallway

1.00m x 0.58m (3'3" x 1'11")

Cupboard

2.65m x 1.02m (8'8" x 3'4")

Bedroom One

3.94m x 3.32m (12'11" x 10'11")



Bedroom Two

3.39m x 3.31m (11'2"x 10'10")

Shower Room

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

W.C.

1.75m x 0.79m (5'9" x 2'8")

Garage

5.20m x 2.73m (17'1" x 9'0")

Garden Store

1.72m x 1.04m (5'8" x 3'5")

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, pass the church on the right, turn right onto Marlborough Drive, take the first right onto Malvern Rise.

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

Energy Performance Rating Band E

2 Bedroom Detached Bungalow

8 Malvern Rise
Rhos on Sea
LL28 4RX

£269,450

Reduced From **£274,950**
Reference Number: RP3346
17/08/23

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

