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www.fletcherpoole.com

Fletcher & Poole



12 Princess Avenue
Rhos on Sea
LL28 4UT

Two Bedroom Semi Detached Bungalow Situated In A Sought After Residential Area

Description

This two bedroom semi detached bungalow is situated in a sought after residential area close to the amenities of Rhos on Sea and Penrhyn Bay. Occupying a good size plot there is amazing potential and the vendor has recently had new carpets laid and a new bathroom installed. The accommodation comprises of hallway, lounge, kitchen/breakfast room, bedroom with access to a sun room, a further bedroom and bathroom. Outside there is ample off road parking, detached garage and garden to front and rear mainly laid to lawn and with a variety of plants and shrubs.

- ✓ TWO BEDROOM SEMI DETACHED BUNGALOW
- ✓ OCCUPIES A GOOD SIZE PLOT WITH AMAZING POTENTIAL
- ✓ RECENTLY INSTALLED NEW BATHROOM & CARPETS
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA
- ✓ NO CHAIN

Lounge

4.42m x 3.61m (14'6" x 11'10")



Kitchen/Diner

3.66m x 3.01m (12'0" x 9'11")



Sun Room

2.73m x 2.24m (9'0" x 7'4")

Bedroom One

3.62m x 3.01m (11'11" x 9'11")



Bedroom Two

2.68m x 2.55m (8'10" x 8'5")

Bathroom

1.94m x 1.62m (6'5" x 5'4")



Garage

6.12m x 3.05m (20'1" x 10'0")

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, second left onto Dinerth Road, first left onto Princess Avenue.

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

Energy Performance Rating Band D

2 Bedroom Semi Detached Bungalow

12 Princess Avenue
Rhos on Sea
LL28 4UT

£199,950

Reduced From **£219,950**
Reference Number: RP3344
21/08/23

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

