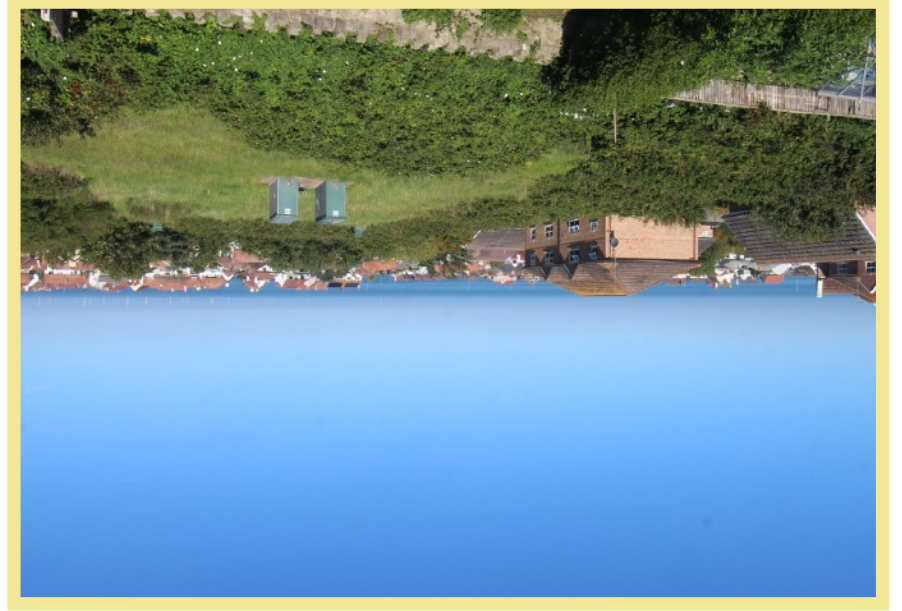


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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](http://www.fletcherpoole.com)

Fletcher & Poole



16 First Avenue  
Rhos On Sea  
LL28 4DQ

# Well Presented Three Bedroom Semi Detached House Sat Upon A Large Plot With Beautiful Views

## Description

This well presented three bedroom semi detached house is situated close to the local shops, schools and amenities of Rhos on Sea. The property benefits from a large plot with extensive rear garden and additional loft room. In brief the accommodation comprises of entrance porch, hallway, large lounge, kitchen/diner with additional sitting room, storage and entrance to rear garden. To the first floor there are three good size bedrooms, one of which with a staircase leading to an additional loft room and a large family bathroom. To the rear is a small patio area with steps down to a large lawned garden area. To the front of the property is a path leading to front door and two separate lawn areas. Viewing is essential to appreciate the spacious layout and location this property has to offer.

- ✓ WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- ✓ SAT UPON A LARGE PLOT WITH BEAUTIFUL VIEWS
- ✓ BENEFITS FROM AN ADDITIONAL LOFT ROOM
- ✓ CONVENIENT LOCATION CLOSE TO LOCAL SHOPS & AMENITIES
- ✓ NO CHAIN

## Lounge

4.63m x 4.08m (15'2" x 13'5")



## Kitchen/Diner/Snug

6.51m x 5.35m (21'4" x 17'6")



## Porch

2.61m x 1.25m (8'7" x 4'1")

## Bedroom One

4.98m x 4.38m (16'4" x 14'5")



## Bedroom Two

5.16m x 3.25m (16'11" x 10'8")

## Bedroom Three

3.07m x 2.75m (10'1" x 9'0")

## Bathroom

2,30m x 1.85m (7'7" x 6'1")



## Loft Room

5.21m x 3.42m (17'1" x 11'3")

## 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 which are 1 mile and 3 miles respectively 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, turn left onto Church Road, then right onto First Avenue.

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

Energy Performance Rating Band D

3 Bedroom  
Semi Detached  
House

16 First Avenue  
Rhos On Sea  
LL28 4DQ

**£174,950**

Reduced From £179,950  
Reference Number: RP3362  
5/09/23

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: [rhos@fletcherpoole.com](mailto:rhos@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

