

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



11 Llanerch Road East
Rhos on Sea
LL28 4DH

Beautifully Presented & Fully Refurbished Four Bedroom Semi Detached House Situated In Sought After Location Close To Rhos on Sea Village & Promenade

Description

A beautifully presented and spacious character four bedroom semi detached house, situated in a sought-after location at the top of Cayley promenade and only a short walk to Rhos on Sea village and the beach. The property has been recently refurbished by the current owners to a high standard throughout to include a new modern open plan/kitchen diner with a fully fitted wren kitchen and feature island with induction hob and integrated appliances, a modern contemporary downstairs shower room, upstairs there is a modern contemporary family bathroom with roll top bath, redecorated with new carpets, new front door, partial new windows, with landscaped gardens to the front and rear. The property also benefits from UPVC double glazing and gas CH and viewing is highly recommended, to appreciate the spacious layout, presentation throughout, modern open plan kitchen/diner and location. The accommodation on the ground floor briefly comprises, porch, large hallway with feature window, spacious lounge with bay window, a second lounge/snug with French doors onto the rear garden, a modern open plan kitchen/diner, internal hallway which leads through to a modern showroom and separate utility with access to the rear garden. Upstairs is a landing, master bedroom to the front, an L shaped double bedroom with dual aspect windows over the rear garden, a third double bedroom to the rear and a single bedroom/office to the front, there is also access to a spacious modern contemporary family bathroom. Outside to the front is a block paved driveway with off road parking for around six cars with double gates providing access to the rear garden. The rear garden is enclosed with fenced borders, with a patio area laid to chippings of the kitchen/diner with raised planters, a further area is laid to lawn with a timber decked area to the bottom of the garden, with double gates providing further access to a block paved driveway with further off-road parking with access to an extended single garage. Under the property there is also access to a small basement which is being used for storage.

- ✓ BEAUTIFULLY PRESENTED AND FULLY REFURBISHED 4 BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER LOCATION CLOSE TO THE VILLAGE AND PROMENADE
- ✓ FULLY REFURBISHED THROUGH OUT WITH MODERN OPEN PLAN KITCHEN/DINER & TWO LOUNGES
- ✓ LANDSCAPED GARDENS WITH A DECKED AND PRIVATE PATIO AREA TO THE REAR
- ✓ OFF ROAD PARKING WITH ACCESS TO A GARAGE TO THE REAR



4 Bedroom Semi Detached House

11 Llanerch Road East
Rhos on Sea
LL28 4DH

£395,000

Reference Number: RP3424
7/11/23

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

Porch

1.47m x 1.05m (4'10" x 3'5")

Hallway

3.04m x 2.58m (10'0" x 8'6") Maximum

Lounge 1

4.68m x 3.70m (15'4" x 12'2")

Lounge 2

4.70m x 3.30m (15'5" x 10'10")

Kitchen/Diner

6.24m x 3.66m (20'6" x 12'0")

Rear Hallway

2.70m x 2.60m (8'11" x 8'6") Maximum

Cupboard

0.92m x 0.50m (3'1" x 1'8")

Utility

3.15m x 2.25m (10'4" x 7'5")

Shower Room

1.96m x 1.69m (6'5" x 5'7")

Bathroom

3.32m x 2.61m (10'11" x 8'7")

Bedroom One

3.67m x 3.65m (12'1" x 12'0")

Bedroom Two

4.46m x 3.30m (14'8" x 10'10")

Bedroom Three

3.04m x 2.33m (10'0" x 7'8")

Bedroom Four/Study

Cellar

2.75m x 2.45m (9'0" x 8'1")

Garage

5.64m x 3.03m (18'6" x 9'11")



4 Bedroom Semi Detached House

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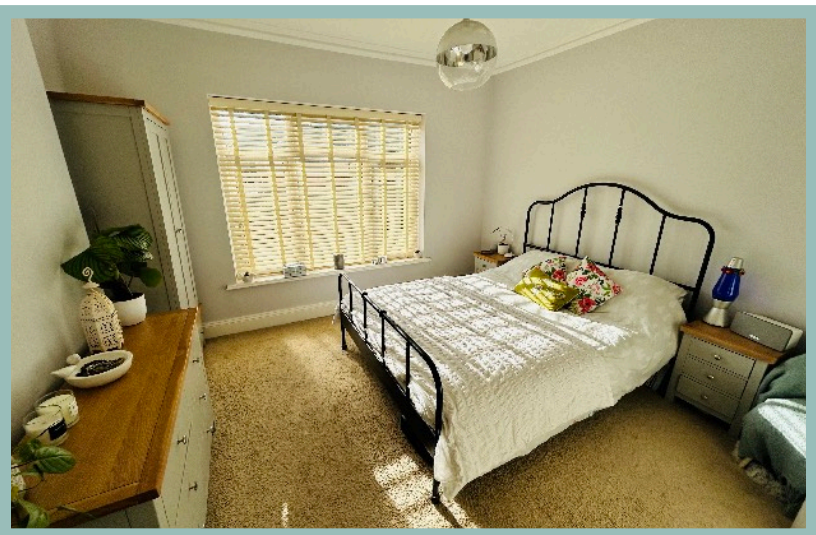
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Location

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 one and three miles respectively and the property is conveniently located for easy access to the A55 dual carriageway for Chester, Manchester International Airport and the motorways beyond, also the main rail line Holyhead to Euston.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From the Rhos On Sea office turn towards the promenade, turn right onto the promenade, take the second right turn onto Cayley Promenade, continue left along Cayley Promenade at the top, turn right onto LLannerch Road East.

Council Tax Band: E

Energy Performance Rating Band: D

4 Bedroom Semi Detached House

11 Llanerch Road East
Rhos on Sea
LL28 4DH

£395,000

Reference Number: **RP3424**
7/11/23

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