

Two Bedroom Quadrant House Situated In A Convenient Location

Description

This two-bedroom quadrant house is situated in a convenient location in Rhos on Sea. The accommodation comprises hall, lounge, kitchen, two bedrooms and bathroom. There are two allocated parking spaces. The property benefits from upvc double glazing and gas central heating and viewing is highly recommended to appreciate the location and far reaching views.

- ✓ TWO BEDROOM QUADRANT HOUSE
- ✓ ENJOYS COUNTRYSIDE VIEWS
- ✓ TWO ALLOCATED PARKING SPACES
- ✓ ENCLOSED REAR GARDEN
- ✓ NO CHAIN

Lounge

5.24m x 3.70m (17'2" x 12'2")



Kitchen

2.73m x 2.56m (9'0" x 8'5")



Bedroom One

5.25m x 2.89m (17'3" x 9'6")



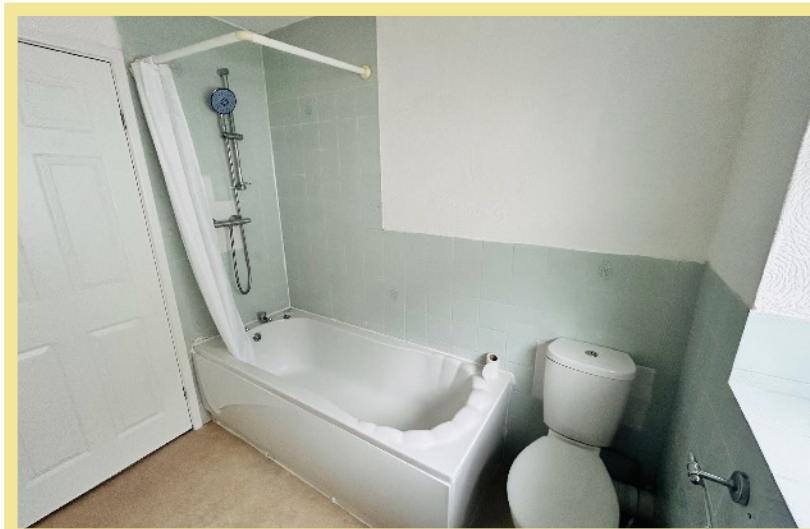
Bedroom Two

3.30m x 2.02m (10'10" x 6'8")



Bathroom

2.67m x 2.33m (8'9" x 7'8")



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.

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, take the second left onto Dinerth Road, left onto Princess Avenue, first right onto Alwen Drive.

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

Energy Performance Rating Band C

2 Bedroom
Quadrant
House

56 Alwen Drive
Rhos on Sea
LL28 4YB

£159,950

Reference Number: RP3460
15/01/2024

Fletcher & Poole,
1A, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

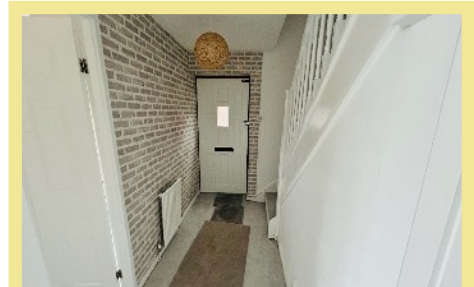
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		