

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 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



3 Hawthorne Avenue
Avenue
Rhos on Sea
LL28 4NA

Immaculately Presented Three Bedroom Semi Detached House In A Sought After Location Close To The Beach & Promenade

Description

This immaculately presented three bedroom semi-detached house is in a sought after area close to the local shops and amenities of Rhos on Sea, close to the beach and promenade.

This family home is well worth viewing to appreciate the open plan layout and space with its contemporary feel, yet retaining some original features throughout. The beautiful spacious open plan kitchen/diner flows into the lounge and has patio doors onto the enclosed paved rear patio area outside and makes a great entertaining space.

The accommodation in brief comprises of a porch, hallway with stained glass windows and door, w.c., lounge, open plan kitchen/diner, three bedrooms and family bathroom.

To the front of the house is a block-paved driveway with off road parking. To the rear there is an enclosed paved garden with seating area and shed.

The property has UPVC double glazing and gas central heating throughout. The loft is part boarded and has a loft ladder.

- ✓ IMMACULATEDLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- ✓ SPACIOUS OPEN PLAN KITCHEN/DINER
- ✓ BEACH & PROMENADE SOUGHT AFTER AREA CLOSE TO THE
- ✓ OFF ROAD PARKING
- ✓ NO CHAIN

Lounge

5.21m x 3.63m (17'1" x 11'11")



Kitchen

3.91m x 2.31m (12'10" x 7'7")



Porch

2.29m x 1.40m (7'6" x 4'7")

Hallway

4.15m x 1.40m (13'8" x 4'7")

Diner

5.15m x 3.63m (16'11" x 11'11")

W.C.

1.36m x 0.70m (4'6" x 2'4")

Bedroom One

4.25m x 3.63m (13'11" x 11'11")



Bedroom Two

3.65m x 3.63m (12'0" x 11'11")

Bedroom Three

3.02m x 2.24m (9'11" x 7'5")

Bathroom

2.55m x 2.43m (8'4" x 8'0")

Location

The property is located in the popular coastal resort of Rhos on Sea with a wealth of local shops and other amenities. The larger resorts of Colwyn Bay and Llandudno are approximately three miles away. It is located with easy access to the A55 dual carriageway for Chester and the motorways beyond, also the main rail line from Holyhead to London Euston.

Directions

From the Rhos On Sea office turn left and proceed along Penrhyn Avenue, Hawthorne Avenue can be found at the fourth turning on the right.

Council Tax Band: "D"

Energy Performance Rating Band "E"

3 Bedroom
Semi Detached
House

3 Hawthorne
Avenue
Rhos on Sea
LL28 4NA

£247,500

Reference Number: RP3459
12/01/2024

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		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		