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Fletcher & Poole
DIAMOND COLLECTION



**63 Llandudno Road
Rhos on Sea
LL28 4PJ**

A Stunning Spacious Three Bedroom Detached Bungalow Situated In A Sought After Location Close To Local Amenities

Description

A stunning and immaculately presented double fronted detached true bungalow which is situated in an elevated position with views towards the Little Orme and Angel Bay. The property is situated within one mile of Rhos on Sea village, promenade, and shops. The property has been refurbished to a high standard throughout to include externally a new roof, a modern contemporary resin driveway and paths, a porcelain patio to the side of the property with a new white sunroom with feature lantern. Internally the property benefits from a new modern kitchen with intergraded appliances and quartz worktops, two new bathrooms with high quality sanitaryware, a new in house air filtration system, a new economical Fischer electric heating system, new flooring and redecorated throughout. The property also has huge potential to be extended into the spacious loft to create a large family home and viewing is highly recommended to appreciate the presentation throughout, wealth of accommodation on offer, views and location. The accommodation on the ground floor briefly comprises, porch with double doors, large dining/hall with feature stained glass ceiling, Spacious lounge with feature bay window with plantation shutters, spacious modern fitted kitchen with integrated appliances and quartz worktops, pantry, master bedroom to front aspect with plantation shutters, a second large double bedroom with separate ensuite and dressing area leading off it, French doors provide access to a white sunroom, and there is a further double bedroom. There is also access from the main bathroom via a loft ladder to a spacious loft, which could be converted with the relevant planning permission to create a further two double bedrooms.

Outside to the front is off road parking for several cars with access to a large garage/workshop with electric points, wheel chair access is provided to the side of the property where there is a private landscaped garden to the side of the property, with a porcelain patio area of the sunroom surrounded by mature shrubs and fruit trees, there is also access to a further two sheds to the rear of the property for storage.

- ✓ IMMACULATLY PRESENTED SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- ✓ FULLY REFURBISHED THROUGHOUT TO A HIGH STANDARD
- ✓ BENEFITS FROM FAR REACHING VIEWS TOWARDS THE LITTLE ORME AND SEA
- ✓ MODERN KITCHEN AND BATHROOMS & NEW WHITE SUNROOM
- ✓ POTENTIAL TO EXTEND INTO THE LOFT
- ✓ RESIN DRIVEWAY WITH OFF ROAD PARKING AND GARAGE



3 Bedroom Detached Bungalow

63 Llandudno Road
Rhos on Sea
LL28 4PJ

£399,950

Reference Number: RP3465
17/01/24

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





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Front Porch

10'2" x 7'3" (3.11m x 2.20m) Double fronted double glazed doors to large porch leading through to dining hall with glass door and glass side panels.

Dining Hall

19'10" x 11'3" (6.04m x 3.43m) Large stunning stained glass ceiling feature, encompassing large ceiling area, plaster cornices, two crystal chandeliers, Fischer german electric panel radiator, doors leading off to three double bedrooms, kitchen and family bathroom.

Lounge

14'0" x 12'0" (5.39m x 4.00m) 17'8" x 13'2" Marble cream fireplace incorporating gas fire, karndean spring oak herringbone pattern new flooring November 2023, white plantation shutters (Hillarys) large bay window, Fischer german electric panel radiator, power points, TV, telephone etc, feature ceiling rose light outstanding decor to ceiling.

Master Bedroom

13'6" x 10'4" (4.10m x 3.16m) White plantation shutters to bay and side windows, feature ceiling rose chandelier, Fischer german panel radiator, power points, TV point.

Bedroom Two

13'2" x 12'7" (4.00m x 3.83m) Double bedroom, german white laminate folding fitted wardrobes, white plantation shutters, power points, TV point, Fischer german panel radiator.

Bathroom

10'9" x 7'0" (3.28m x 2.13m) Fully tiled walls, large window with plantation shutters, double shower with white enclosure, gas boiler feeding hot water throughout property and gas fire in lounge, new non slip flooring white Fischer long panel radiator, towel rails, wash basin unit and w.c.

Kitchen

19'10" x 10'0" (6.04m x 3.06m) Recently fitted white kitchen units, cream heatproof Quartz worktops, white double porcelain sink, plumbing for washing machine, tumble dryer, tall fridge/freezer, integrated dishwasher, pantry, three drop ceiling lights, black range 3 oven cooker with splashback, Fischer german panel radiator, door to outside and garage area, new white tiled flooring.

Bedroom Three

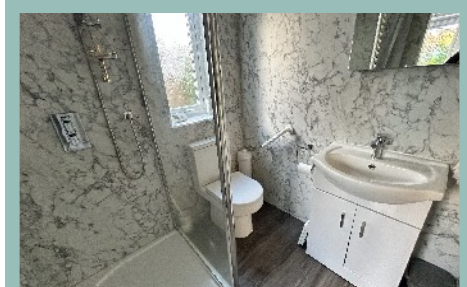
16'6" x 13'5" (5.03m x 4.09m) Double bedroom, german white laminate bi-fold wardrobes, german Fischer panel radiator ensuite and dressing room with walk in waterfall shower, white vanity unit and and w.c. two windows with fitted blinds, dressing room area with large window overlooking the rear garden and patio area, white double glazed doors lead to;

White Sunroom

14'3" x 9'3" (4.35m x 2.81m) Lantern roof, tiled cream flooring, double glazed double doors lead to rear garden and patio area, spotlights to ceiling, electric sockets, side double glazed door, ramp to side gate and front elevation, satellite disk.

Loft Room 1

29'5" x 25'2" (8.97m x 7.67m) Access by a loft ladder



Garage

18'3" x 8'8" (5.56m x 2.63m)

Outside

The rear garden is private with apple, pear, cherry trees, a laburnum tree, flowering cherry tree, colourful shrubs, an archway covered in white climbing shrubs leading down to side rose garden. The side rose garden has bamboo hedging for privacy, two storage sheds, two outside water taps, water butt, w.c. incorporated in side elevation opposite garage with power point and lighting. The front drive area has water butt, security light and garage.

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		

Location

The property is located in the popular coastal resort of Rhos On Sea with its wealth of local shops and other facilities. The larger resorts of Llandudno and Colwyn Bay are approximately 3 miles and 1 mile respectively and it is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond, also the main rail line Holyhead to Euston.

Directions

From the Rhos On Sea office turn left down Penrhyn Avenue, at the crossroads turn left onto Church Road, proceed to the T Junction turn left onto Llandudno Road.

Council Tax Band E

Energy Performance Rating Band E

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