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Fletcher & Poole



7 The Crescent
Rhos on Sea
LL28 4LH

Extended Three Bedroom Semi Detached House Conveniently Located For Rhos on Sea & A Short Walk To The Promenade & Beach

Description

This extended three bedroom semi-detached house is conveniently located for the local shops and amenities of Rhos on Sea and only a short walk from the Promenade and beach.

The well planned accommodation on the ground floor comprises of a good sized hallway, lounge, extended second sitting room with patio doors onto decking, kitchen. To the first floor there are three bedrooms and a bathroom.

To the front of the property there is off road parking and a good sized rear garden mainly laid to lawn with a decked seating area.

There is gas central heating and UPVC double glazing throughout

Viewing is highly recommended to appreciate the potential and location this property offers.

- ✓ THREE BEDROOM SEMI DETACHED HOUSE
- ✓ GOOD SIZE REAR GARDEN
- ✓ OFF ROAD PARKING
- ✓ CONVENIENTLY LOCATED FOR LOCAL SHOPS & AMENITIES
- ✓ SHORT WALK TO THE PROMENADE & BEACH

Living Room

3.88m x 3.28m (12'9" x 10'9")

Kitchen

4.49m x 2.11m (14'9" x 6'11")



Dining Room

3.84m x 3.28m (12'7" x 10'9")



Sitting Room

3.28m x 1.91m (10'9" x 6'3")

Bedroom One

3.68m x 3.28m (12'1" x 10'9")



Bedroom Two

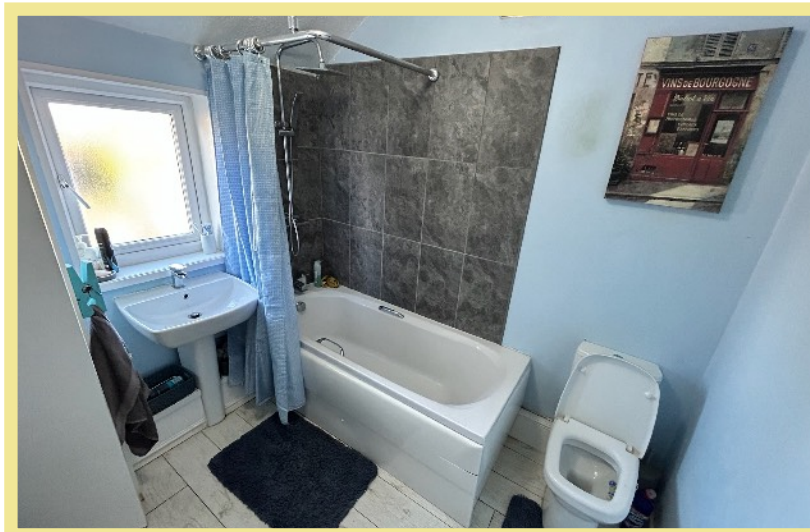
3.52m x 3.28m (11'7" x 10'9")

Bedroom Three/Study

2.40m x 2.11m (7'10" x 6'11")

Bathroom

2.57m x 2.11m (8'5" x 6'11")



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 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, continue past the cricket club, cross Church Road and The Crescent can be found on the right hand side.

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

Energy Performance Rating Band "D"

3 Bedroom
Semi Detached
House

7 The Crescent
Rhos on Sea
LL28 4LH

£184,950

Reference Number: RP3467
23/01/24

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

