

on behalf  
to do so  
authority  
no

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Fletcher & Poole



93 Dinerth Road  
Rhos on Sea  
LL28 4YF



# Elevated Two Bedroom Detached House Situated On A Corner Plot With Balcony In A Sought after Location

## Description

An elevated two bedroom detached house on a corner plot with balcony and far reaching views situated in the sought after location of Rhos on Sea close to local shops and amenities. The property comprises of entrance hallway, light spacious lounge with a balcony and far reaching views, dining room, kitchen, bedroom and bathroom. Stairs lead down to a further bedroom, shower room, utility room with a door out to the rear garden and a further room currently used as a bedroom with storage space, access into the garage. Parking is to the rear of the property with access via Derwen Avenue. Wrap around gardens mainly laid to lawn with well established plants and shrubs

- ✓ ELEVATED TWO BEDROOM DETACHED HOUSE
- ✓ BALCONY WITH FAR REACHING VIEWS
- ✓ OFF ROAD PARKING
- ✓ CORNER PLOT WITH WRAP AROUND GARDENS
- ✓ SITUATED IN A SOUGHT AFTER LOCATION

## Lounge

5.15m x 4.41m (16'11" x 14'6")



## Kitchen

3.25m x 2.55m (10'8" x 8'4")



## Dining Room

3.74m x 3.33m (12'3" x 10'11")

## Balcony

4.98m x 1.42m (16'4" x 4'8")

## Bedroom

4.08m x 3.85m (13'5" x 12'8")

## Bathroom

2.56m x 1.98m (8'5" x 6'6")

## Lower Floor Bedroom

4.11m x 3.92m (13'6" x 12'10")

## Shower Room

2.53m x 1.11m (8'4" x 3'8")



## W.C.

1.77m x 0.97m (5'10" x 3'2")

## Utility Room

4.11m x 1.15m (13'6" x 3'9")

## Additional Room

4.06m x 3.83m (13'4" x 9'4")

## Storage

5.05m x 2.84m (16'7" x 9'4")

## Garage

4.17m x 2.56m (13'8" x 8'5")

## 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 three miles, 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, turn left onto Church Road, proceed to the T junction turn right onto Llandudno Road, second left onto Dinerth Road. where No 93 can be found on the right hand side.

Council Tax Band: "E" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band F

2 Bedroom  
Detached  
House

93 Dinerth Road  
Rhos on Sea  
LL28 4YF

**£274,950**

Reduced From **£289,950**

Reference Number: RP3479  
2/02/24

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](mailto:rhosonsea@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		