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www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



41 Cayley Promenade
Rhos on Sea
LL28 4DU



INDIVIDUALLY DESIGNED DETACHED THREE BEDROOM BUNGALOW WITH PANORAMIC SEA VIEWS OF THE BAY SITUATED ON THE PRIME POSITION OF CAYLEY PROMENADE

Description

This individually designed detached three bedroom bungalow, built in 1973, is situated on the sought after location of Cayley Promenade. With its spectacular panoramic sea views of the Bay it is a very light, spacious and well laid out property and must be viewed to appreciate.

The accommodation briefly comprises of:

Covered porch, hallway, large spacious lounge with panoramic windows overlooking the coastline and Bay, glass sliding doors into the dining room with arch into the sun room. The sunroom has further sliding patio doors out onto the rear garden, fully fitted kitchen, utility room with sink and plumbing and pantry. The Inner hall leads from the sunroom to the study with w.c and back around to the front door. There is another hallway leading to the master bedroom with built in wardrobes and an ensuite bathroom, two further double bedrooms and a family bathroom with separate shower. In the hallway down to the master bedroom there are floor to ceiling built in wooden wardrobes which offer extensive storage space.

To the front there is a landscaped tiered garden with rockeries, lawns and natural stone retaining walls with a seating area which is a perfect spot to enjoy the stunning sea views and sunsets from.

Driveway with off road parking and access to the double garage with electric doors.

The rear garden is mainly laid to lawn, enclosed and wraps around the bungalow to the side with planted borders, well established plants and shrubs, garden shed and greenhouse.

The property benefits from UPVC double glazing and gas central heating throughout.

- ✓ INDIVIDUALLY DESIGNED DETACHED THREE BEDROOM BUNGALOW
- ✓ PANORAMIC SEA VIEWS OF THE COAST AND BAY
- ✓ SITUATED ON THE PRIME POSITION OF CAYLEY PROMENADE
- ✓ LIGHT, SPACIOUS WELL LAID OUT ACCOMMODATION
- ✓ ENCLOSED WRAP AROUND REAR GARDEN
- ✓ OFF ROAD PARKING
- ✓ DOUBLE GARAGE WITH ELECTRIC DOORS



3 Bedroom
Detached
Bungalow

41 Cayley
Promenade
Rhos on Sea
LL28 4DU

£775,000

Reference Number: RP3480
9/02/24

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

Registered Company
Number 4687367

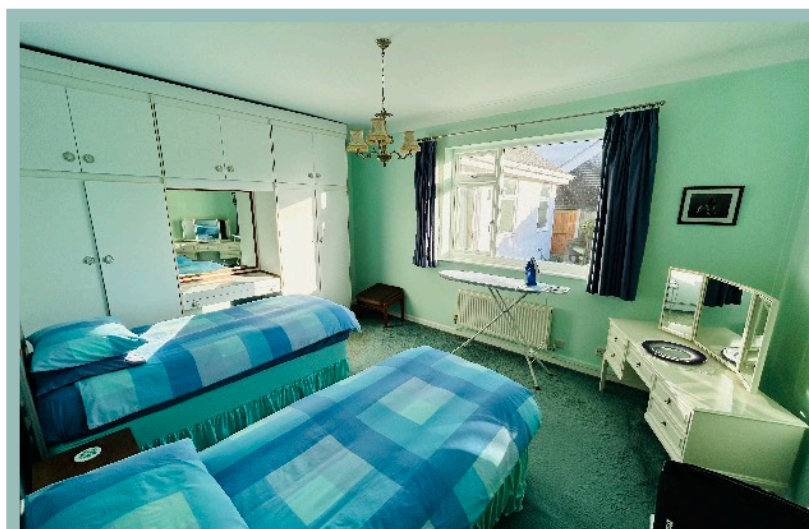
Valuation

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
web: www.fletcherpoole.com





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Porch
1.79m x 1.25m (5'11" x 4'1")

Hallway
5.12m x 1.81m (16'10" x 6'0")

Lounge
6.08m x 5.35m (19'11" x 17'6")

Dining Room
4.26m x 3.60m (14'0" x 11'10")

Sunroom
3.03m x 1.92m (9'11" x 6'4")

Kitchen
4.60m x 3.76m (15'1" x 12'4")

Utility Room
2.08m x 1.50m (6'10" x 4'11")

Pantry
1.76m x 1.17m (5'9" x 3'10")

Office
3.32m x 1.94m (10'11" x 6'4")

W.C.
2.33m x 1.23m (7'8" x 4'1")

Inner hallway
9.00m x 1.19m (29'7" x 3'11")

Hallway To Master Bedroom
9.75m x 1.20m (32'1" x 13'11")

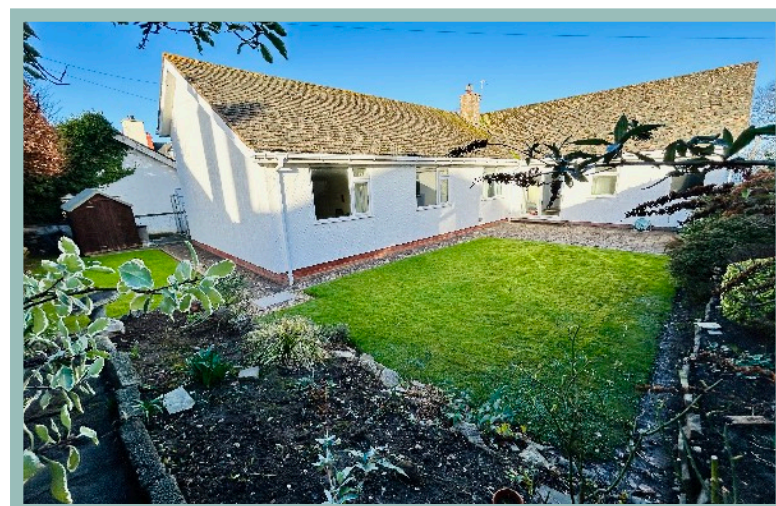
Master Bedroom
5.40m x 3.30m (17'9" x 10'10")

Ensuite
3.01m x 1.65m (9'11" x 5'5")

Bedroom Two
4.70m x 3.62m (15'5" x 11'11")

Bedroom Three
3.90m x 3.62m (12'10" x 11'11")

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



Double Garage

6.10m x 5.49m (20'0" x 18'1")

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	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 Llandudo 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 towards the Promenade, turn right onto the Promenade and take the second right onto Cayley Promenade, as the road swings right carry straight on remaining on Cayley Promenade, where number 41 can be found on the right hand side.

Council Tax Band H

Energy Performance Rating Band C

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