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Fletcher & Poole



36 Rhos Fawr
Abergele
LL22 9YH

Beautifully Presented Three Bedroom Detached House Situated On A Popular Development & Only A Short Walk To The Coast

Description

A beautifully presented and spacious three bedroom detached house situated on a popular development and close to the local amenities and coastal path. The property benefits from UPVC double glazing and gas CH and viewing is highly recommended to appreciate, the presentation throughout with a new modern fitted kitchen, spacious conservatory and its location.

The accommodation on the ground floor briefly comprises, hallway, lounge with feature bay window, open plan kitchen/diner with modern fitted kitchen with integrated appliances, separate utility with new conventional boiler, spacious conservatory with French doors onto the large rear garden and W.C. Upstairs there is a landing, master bedroom with fully fitted wardrobes, ensuite shower room, spacious double bedroom with hillside views, a single bedroom with hillside views, modern family bathroom and airing cupboard.

Outside to the front there is a block paved driveway with off road parking for three cars with access to garage. The rear garden has fenced borders and is laid to lawn with a patio area of the conservatory with borders containing mature shrubs and trees.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOUSE
- ✓ SITUATED ON A POPULAR DEVELOPMENT CLOSE TO THE COAST
- ✓ MODERN FITTED KITCHEN AND BATHROOMS
- ✓ SPACIOUS CONSERVATORY WITH LARGE LANDSCAPED GARDEN
- ✓ OFF ROAD PARKING & GARAGE
- ✓ NO CHAIN

Lounge

3.95m x 3.71m (13'0" x 12'2") Into window



Dining Room

3.25m x 2.98m (10'8" x 9'9")

Utility

1.69m x 1.60m (5'7" x 5'3")

Cloakroom

1.40m x 1.11m (4'7" x 3'8")

Conservatory

3.35m x 2.62m (11'0" x 8'7")

Kitchen

3.24m x 2.65m (10'8" x 8'9")



Bedroom One

3.39m x 3.34m (11'2" x 11'0")

Ensuite

2.31m x 1.44m (7'7" x 4'9")

Bedroom Two

3.23m x 2.42m (10'7" x 8'0")

Bedroom Three

2.42m x 2.42m (8'0" x 8'0")

Bathroom

2.22m x 1.96m (7'4" x 6'5")

Airing Cupboard

1.37m x 0.90m (4'6" x 3'0")

Garage

5.03m x 2.50m (16'6" x 8'2")

Location

The property is located near the town of Abergele with its local shops, schools, leisure centre, parks and amenities all nearby. There is easy access to the A55 dual carriageway for Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn right towards the promenade, turn right onto the promenade, turn right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight across at the roundabout and join the A55 in the direction of Chester, leave the A55 at the junction signposted Rhyl and Abergele, proceed down the slip road to the roundabout, take the second exit towards Rhyl, pass through Pensarn village, Rhos Fawr can be found on the Right hand side.

Council Tax Band: "E"

Energy Performance Rating Band "C"

3 Bedroom
Detached
House

36 Rhos Fawr
Abergele
LL22 9YH

£279,950

Reference Number: RP3468
22/01/24

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

