We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property if there is any point of particularly importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

#### www.fletcherpoole.com









# 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

£269,950

Reduced From £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: <u>www.fletcherpoole.com</u>









