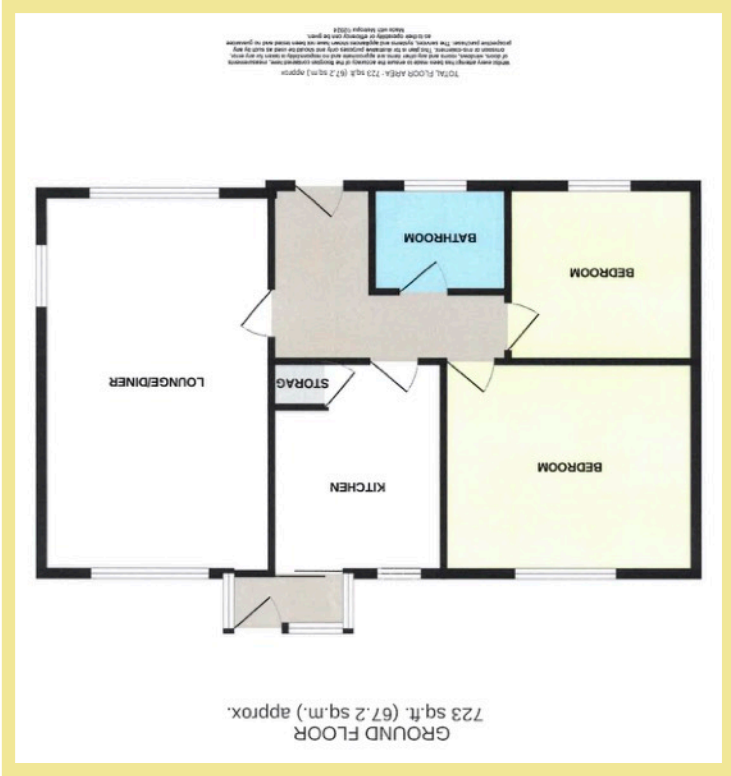


We endeavor to make our sales accurate and reliable but they should be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make

details not be any

www.fletcherpoole.com

Fletcher & Poole



15 Princess Avenue
Rhos on Sea
LL28 4UT

Immaculately Presented Two Bedroom Detached Bungalow Situated In A Sought After Residential Area

Description

This immaculately presented two bedroom detached bungalow is situated in a sought after residential area close to the amenities of Rhos on Sea and Penrhyn Bay. As the bungalow is in an elevated position it benefits from far reaching sea views over the coast and Little Orme from the front.

The property briefly comprises of:

Hallway, light and spacious triple aspect lounge/diner with multi fuel stove log burner, kitchen with sliding door into the rear porch/utility, two double bedrooms and modern bathroom. To the front there is ample parking on the driveway, garage and tiered garden with the far reaching sea views. The rear garden is mainly laid to lawn with well established plants & shrubs and patio seating area.

- ✓ TWO BEDROOM DETACHED BUNGALOW IN AN ELEVATED POSITION
- ✓ TRIPLE ASPECT LOUNGE/DINER WITH MULTI FUEL STOVE LOG BURNER
- ✓ FAR REACHING SEA VIEWS
- ✓ AMPLE OFF ROAD PARKING & GARAGE
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA

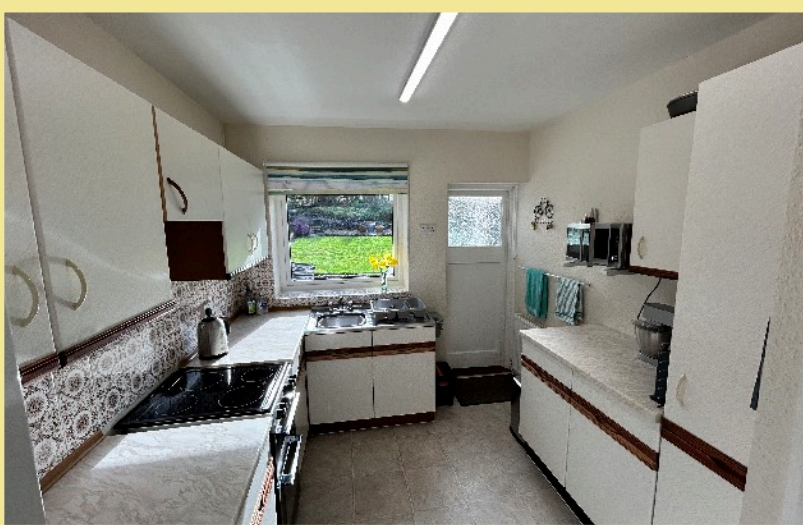
Lounge/Diner

6.05m x 3.63m (19'10" x 11'11")



Kitchen

3.35m x 2.71m (11'0" x 8'11")



Rear Porch/Utility

1.84m x 0.77m (6'1" x 2'7")

Bedroom One

4.01m x 3.32m (13'2" x 10'11")



Bedroom Two

3.02m x 2.79m (9'11" x 9'52")

Bathroom

2.09m x 1.70m (6'10" x 5'7")



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, left onto Church Road, proceed to the T junction turn right onto Llandudno Road, second left onto Dinerth Road, first left onto Princess Avenue.

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

Energy Performance Rating Band D

2 Bedroom
Detached
Bungalow

15 Princess Avenue
Rhos on Sea
LL28 4UT

£264,950

Reference Number: RP3505
26/02/24

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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |