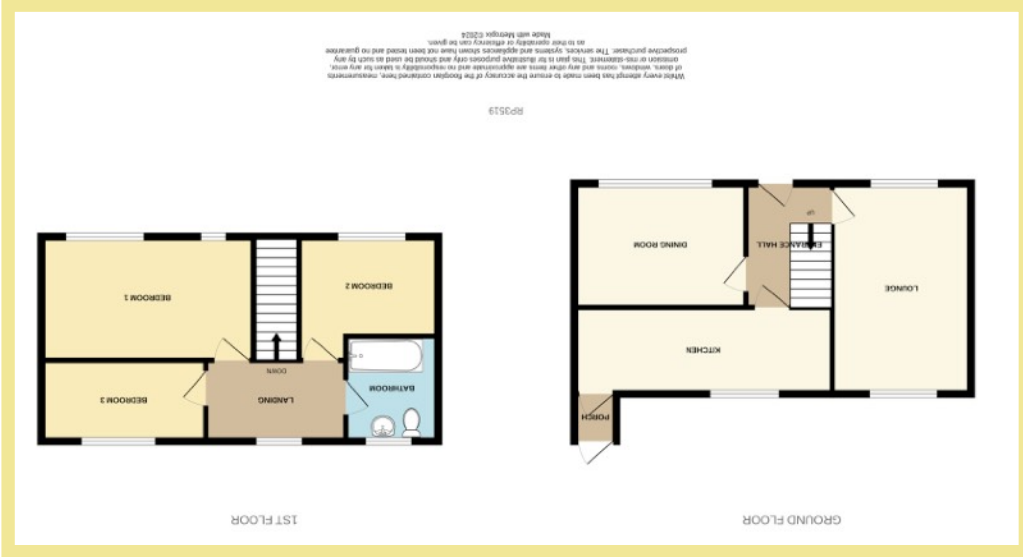


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 particular 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

Fletcher & Poole



6 Maes Glas  
Rhos on Sea  
LL28 4AZ

# Three Bedroom Semi Detached House Situated Close To Local Amenities

3 Bedroom  
Semi Detached  
House

6 Maes Glas  
Rhos on Sea  
LL28 4AZ

**£149,950**

Reference Number: RP3519  
6/03/24

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)

## Description

This three bedroom semi detached house is situated close to the local amenities of Rhos on Sea. The accommodation briefly comprises of: Entrance hallway, dual aspect lounge, dining room/2nd sitting room, kitchen. To the first floor there are three bedrooms and a bathroom. To the rear of the property there is a good sized garden, mainly laid to lawn and access to off road parking. The property benefits from UPVC double glazing and gas central heating throughout.

- ✓ THREE BEDROOM SEMI DETACHED HOUSE
- ✓ GOOD SIZE REAR GARDEN
- ✓ CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES
- ✓ NO CHAIN

## Lounge

4.64m x 3.03m (15'3" x 9'11")



## Kitchen

5.86m x 1.83m (19'3" x 6'0")



## Dining Room/Sitting Room

3.76m x 2.73m (12'4" x 8'11")

## Bedroom One

4.64m x 2.75m (15'3" x 9'0")



## Bedroom Two

3.04m x 2.79m (10'0" x 9'2")



## Bedroom Three

3.63m x 1.82m (11'11" x 6'0")

## Bathroom

2.08m x 1.82m (6'10" x 6'0")

## Location

The property is located in the popular coastal resort of Rhos On Sea with a wealth of local shops and other facilities. The larger resorts of Colwyn Bay and Llandudno are approximately one and three miles respectively and the property is conveniently located for easy access to the A55 dual carriageway for Chester, Manchester International Airport 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 first right onto Rhos Road, fourth right onto Elwy Road, first left onto Bryn Eglwys and first left onto Maes Glas.

Council Tax Band: "C" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Performance Rating Band D

