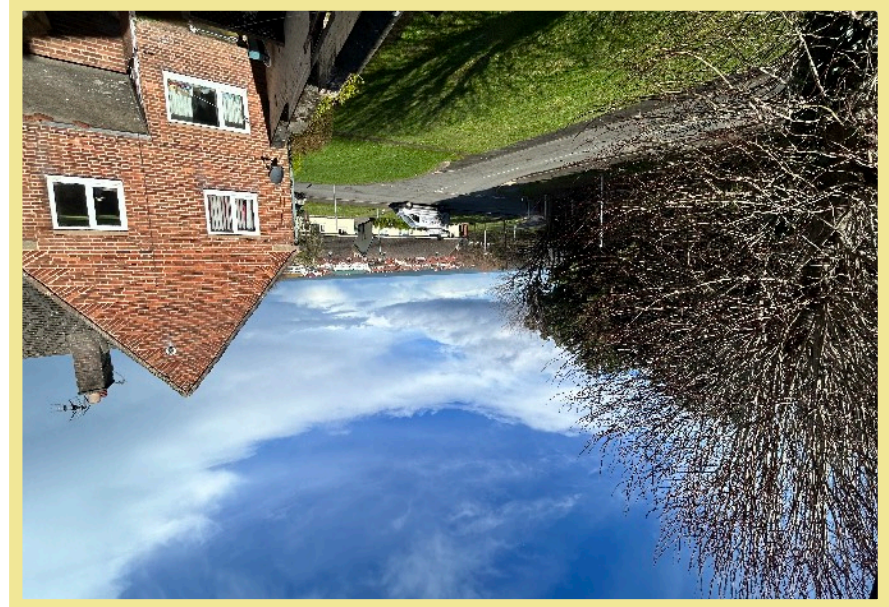


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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



3 Bryn Menai
Rhos On Sea
LL28 4BQ

Double Fronted Three Bedroom Detached House Situated Close To The Local Shops, Schools & Amenities Of Rhos on Sea

Description

This double fronted three bedroom detached house is situated close to the local shops, schools and amenities of Rhos on Sea.

The property has recently been recarpeted throughout. The accommodation on the ground floor comprises of: Hallway, large, light lounge with wood burner, triple aspect kitchen/diner with patio doors out onto the side garden. To the first floor there are three bedrooms and a family bathroom with walk in shower.

The enclosed rear garden is low maintenance with chippings and garden shed and has off road parking. The front is laid to lawn.

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

Viewing is highly recommended to appreciate the spacious layout, off road parking and location.

- ✓ DOUBLE FRONTED THREE BEDROOM DETACHED HOUSE
- ✓ OFF ROAD PARKING
- ✓ ENCLOSED LOW MAINTENANCE REAR GARDEN
- ✓ KITCHEN/DINER
- ✓ CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES

Lounge

5.44m x 3.43m (17'10" x 11'3")



Kitchen/Diner

5.21m x 3.30m (17'1" x 10'10")



Bedroom One

4.55m x 3.05m (14'11" x 10'0")



Bedroom Two

3.45m x 3.05m (11'4" x 10'0")

Bedroom Three

3.12m x 2.13m (10'3" x 7'0")

Bathroom

2.46m x 1.83m (8'1" 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, turn left onto Bryn Menai.

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

Energy Performance Rating Band D

3 Bedroom
Detached
House

3 Bryn Menai
Rhos On Sea
LL28 4BQ

£199,500

Reference Number: RP3539
2/04/24

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		