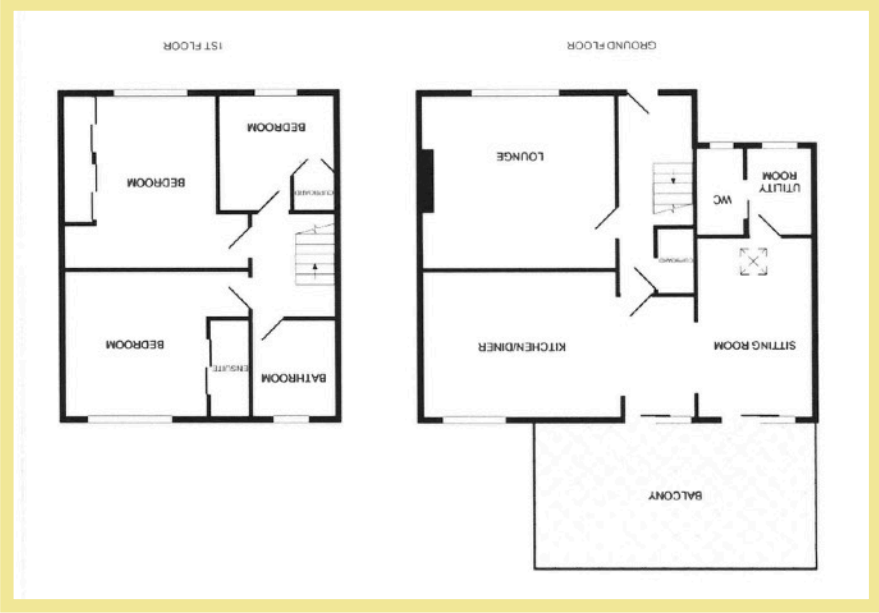


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



20 First Avenue
Rhos On Sea
LL28 4DQ

Immaculately Presented Three Bedroom Semi Detached House Situated Close To Local Shops, Schools & Amenities Of Rhos on Sea

Description

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

The property briefly comprises of:

Lounge, open plan kitchen/diner, utility room and w.c.
To the first floor the master bedroom benefits from an ensuite shower room, a further two double bedrooms and a family bathroom. A glass balustrade balcony leads out from the kitchen/diner and is a perfect spot to take in the far reaching sea views. The balcony leads down to the garden which is mainly laid to lawn with greenhouse, shed and vegetable beds. To the front there is ample off road parking and lawned garden.

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

Viewing is highly recommended to appreciate the well planned accommodation and location.

- ✓ IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- ✓ MODERN OPEN PLAN KITCHEN/DINER
- ✓ OFF ROAD PARKING
- ✓ FAR REACHING SEA VIEWS FROM THE BALCONY AT THE REAR
- ✓ CONVENIENT LOCATION CLOSE TO LOCAL AMENITIES AND SCHOOLS

Lounge

4.10m x 3.88m (13'6" x 12'9")



Kitchen/Diner

9.46m x 3.80m (31'0" x 12'6")



Utility Room

1.75m x 1.66m (5'9" x 5'6")

W.C.

1.75m x 0.89m (5'9" x 2'11")

Bedroom One

3.80m x 3.22m (12'6" x 10'7")



Ensuite

2.03m x 0.79m (6'8" x 2'7")

Bedroom Two

4.19m x 3.88m (13'9" x 12'9")

Bedroom Three

2.72m x 2.70m (8'11" x 8'10")

Bathroom

1.95m x 1.79m (6'5" x 5'11")



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 which are 1 mile and 3 miles respectively 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, turn left onto Church Road, then right onto First Avenue.

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

Energy Performance Rating Band D

3 Bedroom
Semi Detached
House

20 First Avenue
Rhos On Sea
LL28 4DQ

£224,950

Reference Number: RP3528
18/03/24

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		