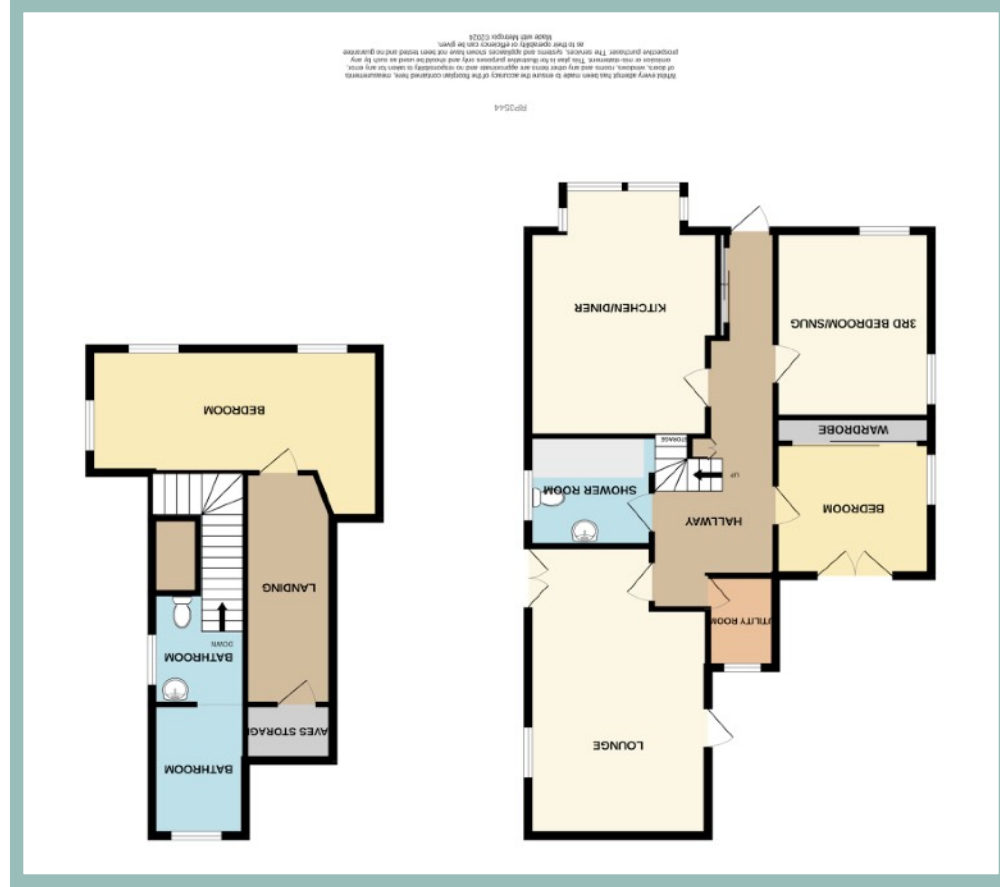


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



156 Penrhyn Avenue
Rhos on Sea
LL28 4LB

BEAUTIFULLY PRESENTED AND COMPLETELY REFURBISHED & RECONFIGURED THREE BEDROOM DORMER BUNGALOW

Description

A beautifully presented three bedroom dormer bungalow which has been completely refurbished and reconfigured to a high standard throughout by the current owners to include:

Bespoke handmade gates, new fencing, resin driveway with ample off road parking, welsh slate porch and walkway, composite cladding and k-rendered front gable, new UPVC double glazed front door, new guttering & window seals. Laminate flooring in the hallway, new modern fitted kitchen with tiled flooring and splashbacks with porcelain sink, bedroom three (currently used as a snug or 2nd lounge) with shutters, spacious lounge with new flooring and French doors onto the side, remodelled shower room with large walk in shower and underfloor heating, utility room, bedroom one with French doors onto the rear patio, new oak and glass stairs to the upstairs bedroom with velux windows and fitted wardrobe, roll top bath with new flooring and carpeting throughout the upstairs.

To the rear the patio has composite decking, pergola and welsh slate steps to the new back door and garden shed with full power.

To the side there is more composite decking, green house and access to the garage which is currently used as a gym.

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

Steps away from the promenade and beach, walking distance to the golf course and local shops and amenities of both Rhos on Sea and Penrhyn Bay.

Viewing is highly recommended to appreciate not only the location but the presentation and finish throughout.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM DORMER BUNGALOW
- ✓ COMPLETELY REMODELLED AND REFURBISHED TO A HIGH STANDARD THROUGHOUT
- ✓ NEW MODERN FITTED KITCHEN/DINER
- ✓ SPACIOUS LOUNGE
- ✓ AMPLE OFF ROAD PARKING WITH RESIN DRIVEWAY
- ✓ WALKING DISTANCE TO THE PROMENADE, GOLF COURSE, BEACH AND LOCAL SHOPS & AMENITIES



3 Bedroom Detached Dormer Bungalow

156 Penrhyn Avenue
Rhos on Sea
LL28 4LB

£409,950

Reference Number: RP3544
5/04/24

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: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com





3 Bedroom Detached Dormer Bungalow

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Hallway

5.80m x 0.98m (19'0" x 3'3")

Kitchen /Diner

Lounge

5.58m x 3.82m (18'3" x 12'7")

Utility Room

1.91m x 1.65m (6'3" x 5'5")

Bedroom One

3.20m x 3.12m (10'6" x 10'3")

Bedroom Three (currently being used as a Snug/2nd Lounge)

3.73m x 3.13m (12'3" x 10'3")

Shower Room

2.42m x 2.28m (8'0" x 7'6")

Upstairs Bedroom Two

5.82m x 2.50m (19'1" x 8'2")

Bathroom

2.64m x 1.84m (8'8" x 6'1")

W.C. & Sink Area

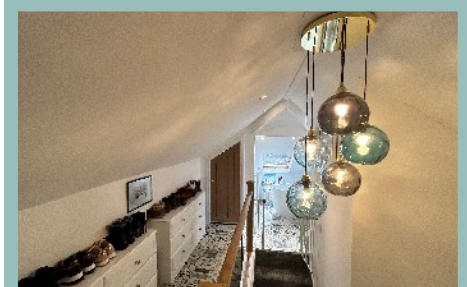
1.99m x 1.84m (6'7" x 6'1")

Landing

3.72m x 1.88m (12'3" x 6'2")

Garage

5.98 x 2.05m (19'7" x 6'9")



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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 and proceed along Penrhyn Avenue to nearly the end where number 156 can be found on the right hand side.

Council Tax Band: F

Energy Performance Rating Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

