

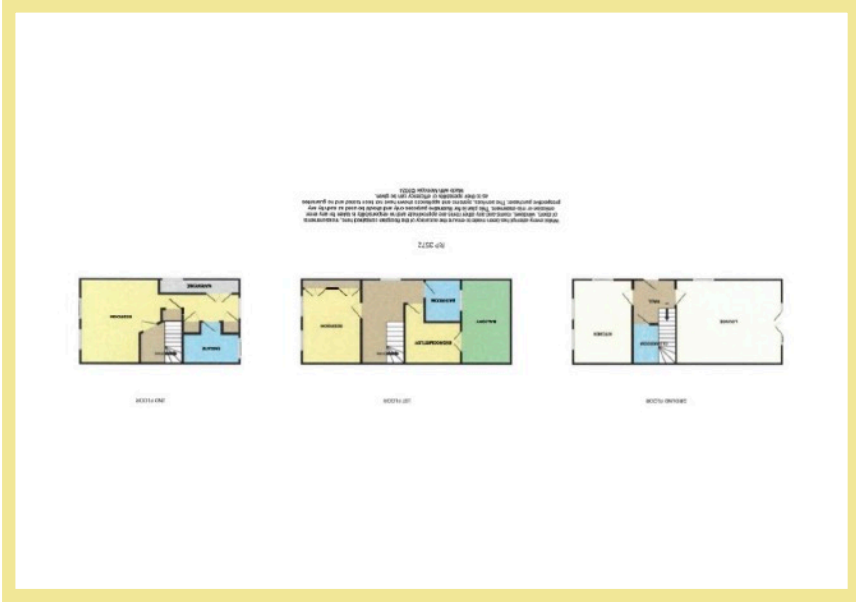
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com

Fletcher & Poole



18 Wainwright Close
Rhos on Sea
LL28 4DZ

Modern Three Bedroom Semi Detached Townhouse Situated In A Sought After Area

Description

This modern three bedroom semi detached town house is situated in a sought after residential area close to the amenities of Rhos on Sea and only a short walk to the promenade. The well proportioned accommodation is laid over three floors and outside the property benefits from ample off road parking, a double garage and enclosed rear garden which is part paved and laid to lawn. On the ground floor there is an entrance hall, cloakroom, kitchen and lounge which has French doors opening onto the garden. To the first floor there are two bedrooms and a bathroom and off one of the bedrooms there is access to a balcony. To the second floor there is the master bedroom with a range of fitted wardrobes and an ensuite shower room. There is gas central heating with a new boiler installed 2 years ago and UPVC double glazing.

- ✓ MODERN THREE BEDROOM SEMI DETACHED HOUSE
- ✓ WELL PROPORTIONED ROOMS SET OVER THREE FLOORS
- ✓ AMPLE OFF ROAD PARKING, DOUBLE GARAGE & ENCLOSED REAR GARAGE
- ✓ SITUATED IN SOUGHT AFTER RESIDENTIAL AREA CLOSE TO AMENITIES AND PROMENADE
- ✓ NO CHAIN

Lounge

16'11" x 13'6" (5.14m x 4.11m)



Kitchen

13'6" x 9'6" (4.10m x 2.88)



W.C.

6'10" x 6'4" (2.09m x 1.92m) Maximum

Bedroom One

25'3" x 13'5" (7.70m x 4.09m) Maximum



Ensuite

8'10" x 6'5" (2.69m x 1.96m) Maximum



Bedroom Two

11'5" x 6'10" (3.47m x 2.09m)

Bedroom Three

8'11" x 6'8" - 9'7" (2.71m x 2.02m - 2.92m)

Bathroom

6'6" x 5'9" (1.97m x 1.76m)

3 Bedroom
Semi Detached
Townhouse

18 Wainwright Close
Rhos on Sea
LL28 4DZ

£339,950

Reference Number: RP3572
7/05/24

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



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 Llandudno and Colwyn Bay are close by and it is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond, also the main rail line Holyhead to Euston.

Directions

From the Rhos On Sea office turn right towards the Promenade, turn right onto the Promenade, take the second right onto Cayley Promenade, as the road bears right carry straight on remaining on Cayley Promenade, turn right onto Llannerch Road East, first left onto Wainwright Close.

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

Energy Performance Rating Band C

