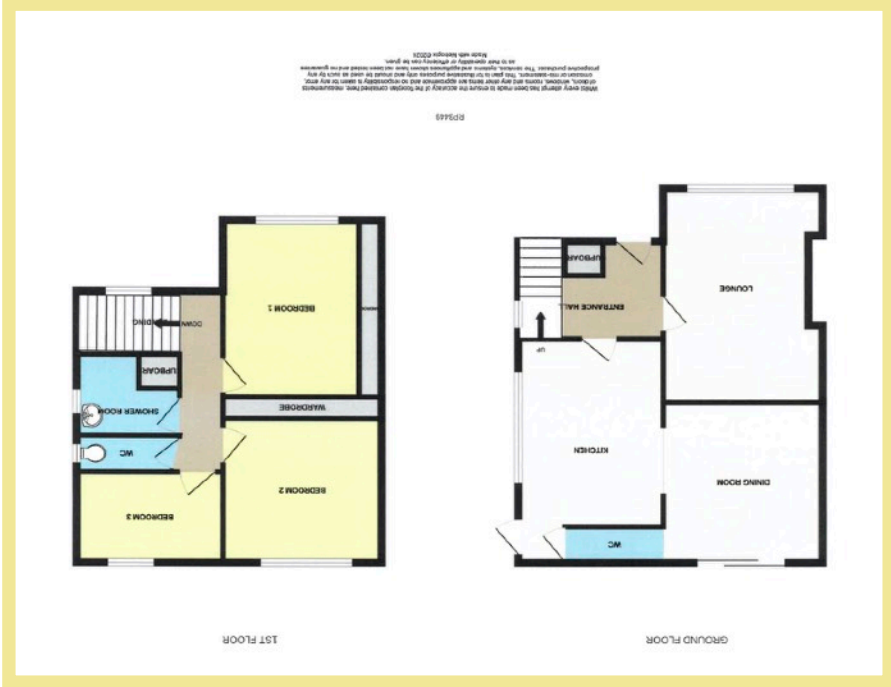


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Fletcher & Poole



32 Stuart Drive  
Rhos on Sea  
LL28 4UB

# Immaculately Presented Three Bedroom Semi Detached House On A Large Plot With Potential To Extend Into The Large Wrap Around Garden

## Description

This immaculately presented three bedroom semi detached house is situated in the sought after area of Rhos on Sea, close to local shops and amenities. The property has been refurbished by the current owners to include a modern fitted kitchen, flooring, doors throughout and redecoration. In brief the accommodation comprises of covered UPVC entrance door, hallway, lounge, w.c in the modern fully fitted kitchen with opening into the dining room where sliding patio doors lead onto the large rear wrap around garden. To the first floor there are 3 bedrooms, a shower room and separate w.c

Viewing is highly recommended to appreciate the modern feel, spacious layout and size of the wrap around garden with huge potential to extend. The property also benefits from UVPC double glazing and gas central heating along with off road parking. The large wrap around garden is mainly laid to lawn with well established trees and shrubs, shed and patio seating area.

- ✓ IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- ✓ LARGE PLOT WITH WRAP AROUND GARDEN
- ✓ SITUATED IN A SOUGHT AFTER AREA
- ✓ CLOSE TO LOCAL SHOPS & AMENITIES
- ✓ OFF ROAD PARKING

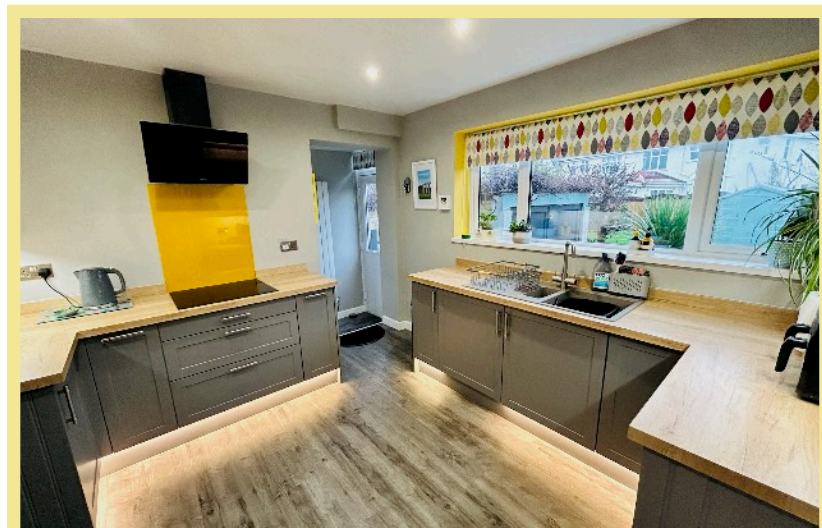
## Lounge

4.74m x 3.53m (15'7" x 11'7")



## Kitchen

4.49m x 3.20m (14'9" x 10'6")



## Dining Room

3.54m x 3.53m (11'8" x 11'7")



## W.C.

1.03m x 0.81m (3'5" x 2'8")

## Bedroom One

4.46m x 3.57m (14'8" x 11'9")

## Bedroom Two

3.51m x 3.19m (11'6" x 10'6")

## Bedroom Three

3.23m x 1.96m (10'7" x 6'5")

## Shower Room

2.28m x 1.55m (7'6" x 5'1")

## W.C.

2.28m x 0.73m (7'6" x 2'5")

## 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 left and proceed along Penrhyn Avenue, turn left onto Church Road, proceed to the "T" junction, go straight across onto Tan y Bryn Road, turn right onto Stuart Drive.

Council Tax Band: "E" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band "C"

3 Bedroom  
Semi Detached  
House

32 Stuart Drive  
Rhos on Sea  
LL28 4UB

**£289,950**

Reference Number: RP3449  
3/01/24

Fletcher & Poole,  
1A, Penrhyn Avenue  
Rhos-on-Sea, LL28 4PS

Registered Company  
Number 4687367

## Valuation

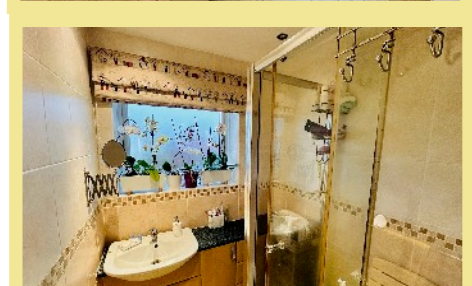
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 549178

email: [rhosonsea@fletcherpoole.com](mailto:rhosonsea@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



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