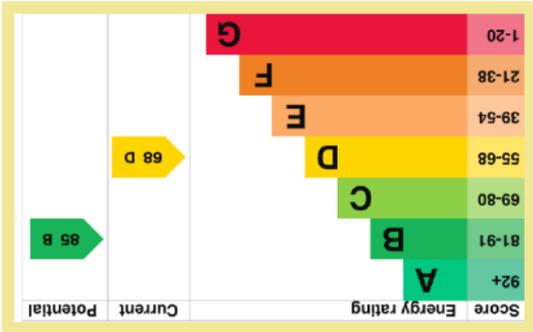
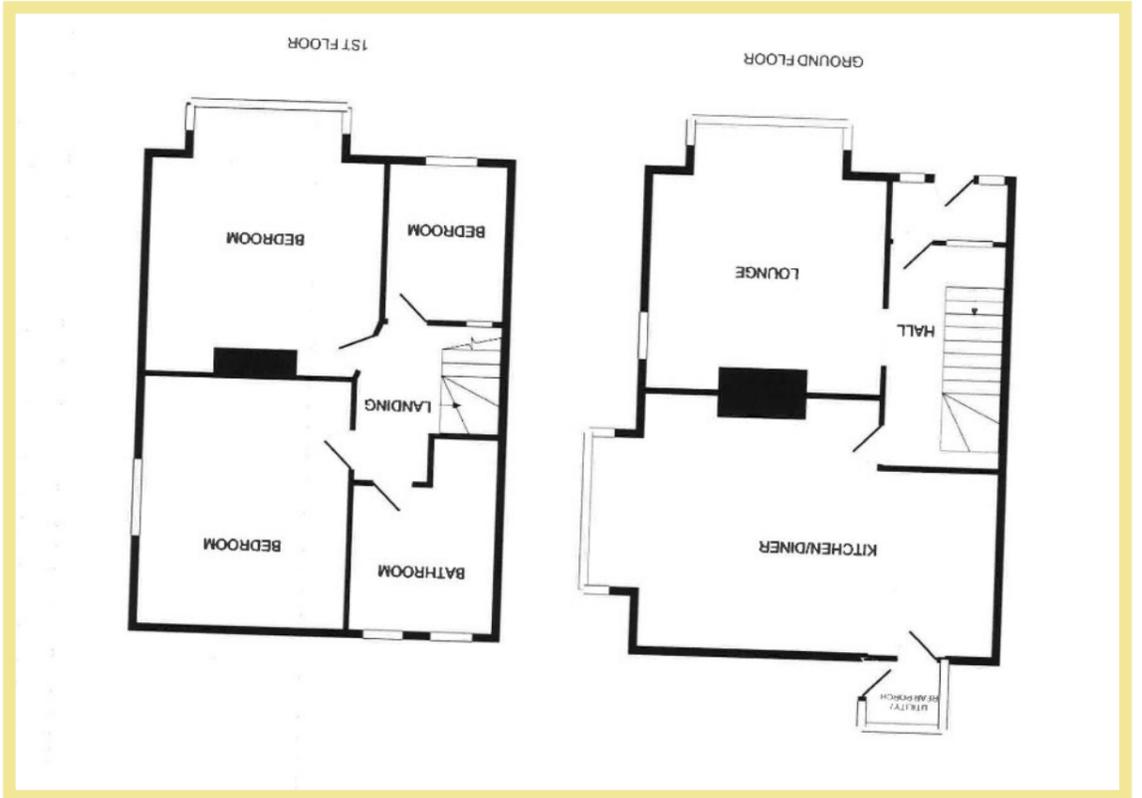


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



54 Penrhyn Avenue
 Rhos on Sea
 Conwy
 LL28 4LR

SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOUSE. SITUATED IN A POPULAR & CONVENIENT RESIDENTIAL AREA

Description

This three bedroom traditional style semi-detached family home is spacious & well planned. Situated in a popular & convenient residential area. Walking distance to the local shops, schools, promenade & beach in Rhos on Sea.

A short drive from both Llandudno & Colwyn Bay. Outside to the front & side there are enclosed gardens-paved for low maintenance with off-road parking.

The accommodation comprises of:- Entrance porch with original front door and stained glass windows, hall, lounge with box bay window, spacious open-plan kitchen/diner, rear porch with space & plumbing for utilities.

To the first floor there are two double bedrooms, a single bedroom and a family bathroom with freestanding bath & separate shower.

The property benefits from gas central heating & UPVC double glazed windows.

- ✓ SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOUSE
- ✓ OPEN-PLAN KITCHEN/DINER
- ✓ OFF-ROAD PARKING
- ✓ ENCLOSED WRAP AROUND LOW MAINTENANCE GARDENS
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH

Hallway

12' 11" x 7' 3" (3.95m x 2.22m)

Lounge

13' 7" x 12' 5" (4.14m x 3.79m)



Kitchen/Diner

21' 4" x 14' 8" (6.51m x 4.48m)



Rear Porch/Utility

4' 6" x 4' 1" (1.37m x 1.24m)

Bedroom One

15' 7" x 13' 8" (4.75m x 4.16m)



Bedroom Two

14' 10" x 12' 3" (4.51m x 3.74m)



Bedroom Three

8' 10" x 7' 4" (2.70m x 2.23m)

Bathroom

10' 6" x 8' 4" (3.19m x 2.53m)



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 where No 54 can be found on the right hand side.

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

Energy Performance Rating Band: D

Tenure: Freehold

3 Bedroom Semi Detached Home

54 Penrhyn Avenue
Rhos on Sea
Conwy
LL28 4LR

£269,950

Reference Number:RP4239
19/03/26

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

