

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 travelling some distance to view the property.



6 Seabank Road
 Rhos on Sea
 Conwy
 LL28 4BT



TRADITIONAL EIGHT BEDROOM DETACHED FAMILY HOUSE RETAINING A WEALTH OF ORIGINAL FEATURES, STEPS AWAY FROM THE SEA, PROMENADE & BEACH

Description

No:-6 Seabank Road is a traditional eight bedroom detached family home. Full of character & charm with a wealth of original features, including:-

Beautiful Victorian floor tiles, sash windows, high ceilings & coving, cast iron fireplaces, stained glass front door, wooden floors and lovely original staircase.

Situated steps away from the sea, promenade & beach. Walking distance to the local shops, cafes & other amenities in Rhos on Sea. A short distance further into Colwyn Bay for more amenities.

The enclosed rear garden is laid to artificial grass for low maintenance with a gazebo for outside dining & entertaining.

To the front there is beautiful covered verandah seating area with steps up to the front porch.

The accommodation is laid over three floors and comprises of:-

Entrance porch, large hallway with the original Victorian tiled flooring, cloakroom, light & spacious lounge with bay window to the front aspect and partial sea views, marble fireplace with multi-fuel burner. Dining room, modern fitted kitchen with integrated appliances to include:-

Double oven, induction hob, integrated dishwasher and space for a fridge freezer. The kitchen opens into the breakfast room which also has a multi-fuel burner and French doors out into the garden. Utility room with Belfast sink and space & plumbing for a washing machine & tumble dryer.

Stairs lead down to the cellar rooms which have full power and heating with the potential for further conversion.

The original staircase leads up to the 1st floor spacious landing, "Master bedroom Suite" with bay window, dressing room through to a stunning en-suite

bathroom with a grand freestanding bath tub. There are a further three double bedrooms on this floor.

The staircase continues up to the 2nd floor where the remaining four double bedrooms and two more bathrooms can be found. One of the bathrooms on this floor is also a free-standing bath tub.

The property benefits from 2 boilers (1 on this floor & 1 in the cellar) thus giving the house sufficient heating to all floors. Gas central heating with a mix of reconditioned vintage radiators and modern radiators are throughout the property & original sash windows.

Early viewing is highly recommended to appreciate this traditional family home, the wealth of original features and it's great location.

- ✓ TRADITIONAL 8 BEDROOM DETACHED FAMILY HOUSE
- ✓ RETAINS A WEALTH OF ORIGINAL FEATURES
- ✓ "MASTER BEDROOM SUITE" WITH DRESSING ROOM AND GRAND BATHROOM
- ✓ ALL DOUBLE BEDROOMS
- ✓ 3 RECEPTION ROOMS
- ✓ STEPS AWAY FROM THE SEA, PROMENADE & BEACH
- ✓ CLOSE TO LOCAL SHOPS, CAFES & AMENITIES
- ✓ PARTIAL SEA VIEWS FROM THE FRONT ASPECT ROOMS
- ✓ NO CHAIN

8 Bedroom Detached House

6 Seabank Road
Rhos on Sea
Conwy
LL28 4BT

NO CHAIN

£685,000

Reference Number: RP4223
4/3/26

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

Registered Company
Number 4687367

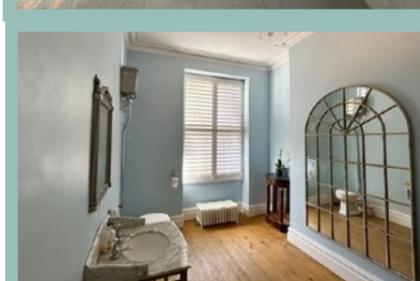
Valuation

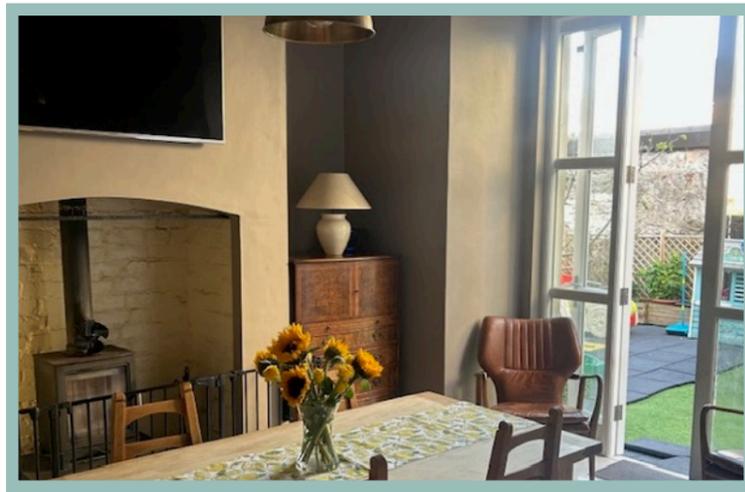
Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment. Contact:

tel: 01492 549178
email: rhosonseas@fletcherpoole.com
m
web: www.fletcherpoole.com





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Porch

2.58m x 1.69m (8' 6" x 5' 7")

Hallway

7.34m x 2.36m (24' 1" x 7' 9")

Cloakroom

3.80m x 2.78m (12' 6" x 9' 1")

Lounge

5.81m x 4.07m (19' 1" x 13' 4")

Dining Room

4.27m x 3.82m (14' x 12' 6")

Kitchen

3.64m x 2.38m (11' 11" x 7' 10")

Breakfast Room

4.18m x 3.64m (13' 9" x 11' 11")

Cellar Room One

3.49m x 2.69m (11' 6" x 8' 10")

Cellar Room Two

2.19m x 1.49m (7' 2" x 4' 10")

Master Bedroom Suite - Bedroom One

5.83m x 4.10m (19' 1" x 13' 5")

Bedroom Two

5.24m x 3.76m (17' 2" x 12' 3")

Bedroom Three

5.92m x 4.64m (19' 5" x 15' 3")

Bedroom Four

4.34m x 4.10m (14' 3" x 13' 5")

Bedroom Five

4.38m x 3.70m (14' 4" x 12' 2")

Bedroom Six

4.39m x 3.82m (14' 5" x 12' 6")

Bathroom One

3.57m x 2.62m (11' 9" x 8' 7")

Bedroom Seven

3.79m x 2.82m (12' 5" x 9' 3")

Bedroom Eight

3.76m x 2.72m (12' 4" x 8' 11")

Bathroom Two

2.78m x 2.66m (9' 1" x 8' 9")



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 located close to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From our Rhos On Sea office turn right, turn right onto the Promenade, continue along where Sea Bank Road can be found on the right hand side.

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

Energy Performance Rating Band: D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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