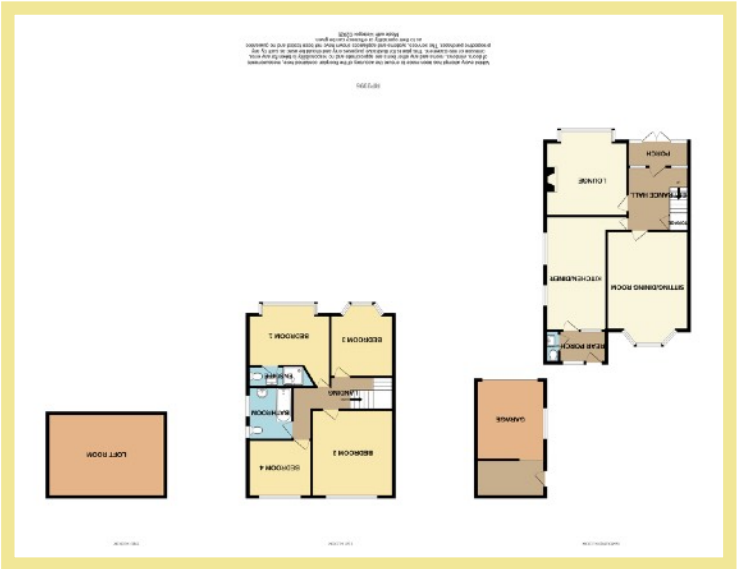
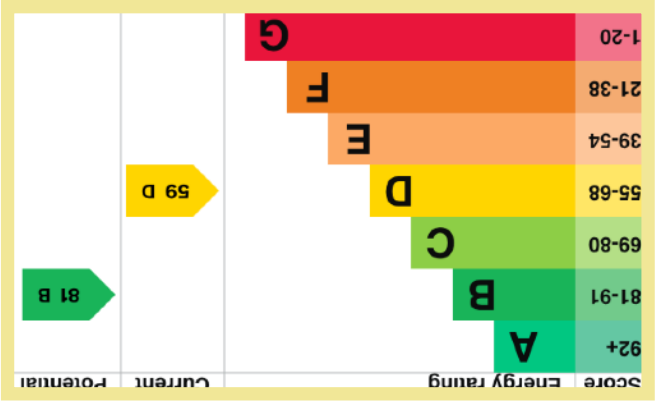


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



47 Llannerch Road West
Rhos on Sea
LL28 4AS

Traditional Style Four Bedroom Semi Detached Family House Situated In A Popular Residential Area

Description

This traditional style four bedroom semi-detached family house is situated in a popular residential area. Walking distance to the local shops, cafes, promenade & beach of Rhos on Sea and a short drive further to both Llandudno & Colwyn Bay. A light & spacious house retaining many of its original features including high ceilings and stained glass windows. Comprising of:- Entrance porch with stained glass windows to the inside, good sized hallway with under stairs storage, lounge with feature fireplace and box bay window, sitting/dining room with bay window overlooking the garden, kitchen/diner with integrated fridge freezer, double oven and 5 burner gas hob, cloakroom and rear porch with door out onto the garden. Stairs lead from the hallway to the first floor where there are four double bedrooms, the master bedroom having an ensuite shower room and box bay window and a family bathroom. The loft room is completely boarded with drop-down ladder accessed from the landing. Outside to the front there is substantial off road parking to the side and front driveway with access to the garage and rear of the property via timber gate. The large rear enclosed garden is lawned with fenced borders to the side and treeline at the back, patio seating area, garden shed and access into the garage which is divided into a workshop space at the rear. Benefitting from gas central heating and UPVC double glazing throughout. Viewing is highly recommended to appreciate the spacious layout and convenient location of this traditional family home.

- ✓ TRADITIONAL STYLE FOUR BEDROOM SEMI DETACHED FAMILY HOUSE
- ✓ LIGHT & SPACIOUS
- ✓ TWO RECEPTION ROOMS
- ✓ FOUR DOUBLE BEDROOMS
- ✓ LARGE ENCLOSED REAR GARDEN
- ✓ DETACHED GARAGE & WORKSHOP
- ✓ SUBSTANTIAL OFF ROAD PARKING AT THE FRONT & SIDE
- ✓ NO CHAIN

Porch

2.09m x 1.23m (6'10" x 4'0")

Hallway

3.75m x 3.10m (12'4" x 10'2")

Rear Porch

2.15m x 1.55m (7'1"x 5'1")

Lounge

4.54m x 4.00m (14'11" x 13'2")



Cloakroom

1.52m x 0.68m (5'0" x 2'3")

Kitchen/Diner

5.49m x 3.10m (18'0" x 10'2")



Dining Room/Sitting Room

4.95m x 4.02m (16'3" x 13'2")

Bedroom One

4.01m x 3.41m (13'2" x 11'2")

Ensuite

2.71m x 0.98m (8'11" x 3'3")

Bedroom Two

4.26m x 4.00m (14'0" x 13'1")

Bedroom Three

3.09m x 2.90m (10'2" x 9'6")

Bedroom Four

2.80m x 3.10m (9'2" x 10'2")

Bathroom

2.53m x 2.14m (8'4" x 7'0")

Loft Room

5.70m x 4.05m (18'8" x 13'4")

Garage

5.66m x 3.37m (18'7" x 11'1")

Workshop

3.37m x 1.81m (11'1" x 6'0")

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 towards the promenade, turn right onto the promenade, take the second right turn onto Cayley Promenade, turn right onto Whitehall Road, follow this road to the roundabout, take the second exit, then first right onto Llannerch Road West where No 47 can be found on the left hand side.

Council Tax Band: "E" (provided on www.voa.gov.uk)
Energy Performance Rating Band "D"

4 Bedroom
Semi Detached House
47 Llannerch Road West
Rhos on Sea
LL28 4AS

£349,950

Reduced From £359,950

NO CHAIN

Reference Number:RP3996

12/06/25

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

