

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 arrangements. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Please strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

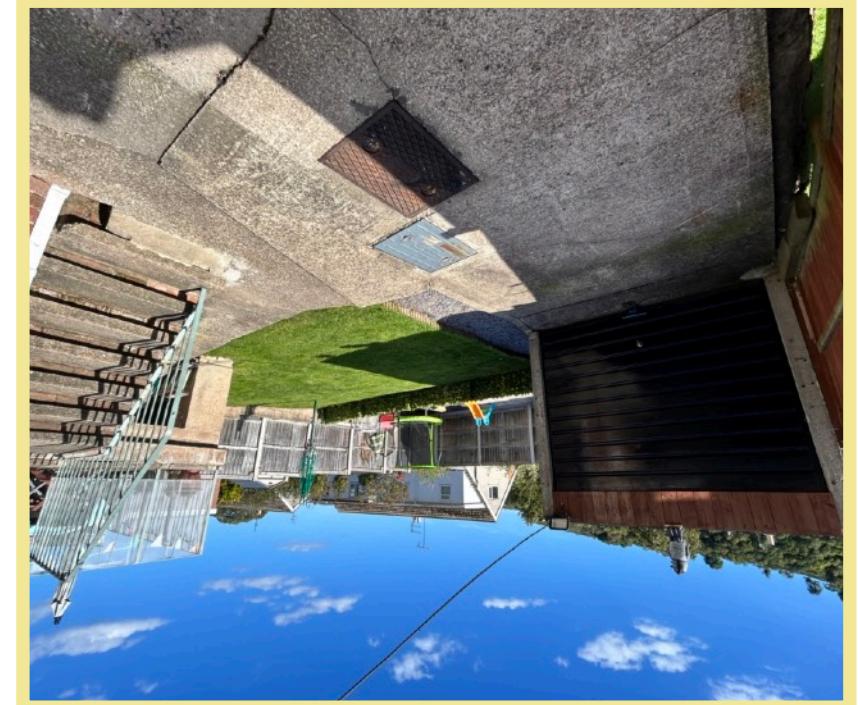
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

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.

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.

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F&P Fletcher Poole



84 Cambrian Drive
Rhos on Sea
LL28 4SY

SPACIOUS & WELL PLANNED FOUR BEDROOM SEMI-DETACHED DORMER BUNGALOW SITUATED IN A DESIRABLE, CONVENIENT RESIDENTIAL AREA

Description

This four bedroom semi-detached dormer bungalow is spacious, immaculate with a well planned layout. Situated in the highly desirable and convenient residential area of Rhos on Sea. Walking distance to the local shops & amenities. A short drive to both Llandudno & Colwyn Bay. Outside to the front there is a low maintenance garden and substantial off road parking on the driveway to the side with access into the detached garage. To the rear is an enclosed garden, laid to lawn with fenced borders and patio area. The raised balcony with seating area is a perfect place for outside dining & entertaining taking in the far reaching countryside views.

The accommodation comprises of:-

Entrance door at the side, hallway, spacious lounge/diner with feature fireplace and sliding doors out onto the raised balcony, kitchen with door out onto the rear garden, dining room/bedroom 4, bedroom 3 with built-in storage and bathroom. Stairs lead to the first floor where there is a master bedroom with ensuite shower room and a further large bedroom. Both bedrooms feature velux windows. There are a series of storage areas underneath the property which are accessed from the rear garden.

UPVC double glazed windows and gas central heating are throughout the bungalow.

Viewing is highly recommended to appreciate the spacious, well planned layout & convenient location this property has to offer.

- ✓ FOUR BEDROOM SEMI DETACHED DORMER BUNGALOW
- ✓ SPACIOUS & WELL PLANNED
- ✓ BALCONY SEATING AREA
- ✓ OFF ROAD PARKING
- ✓ DETACHED GARAGE
- ✓ ENCLOSED REAR GARDEN
- ✓ FAR REACHING VIEWS
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS
- ✓ SITUATED IN A HIGHLY DESIRABLE RESIDENTIAL AREA

Lounge/Diner

4.95m x 3.62m (16'3" x 11'11")



Dining Room/Bedroom Four

3.31m x 3.08m (10'10" x 10'1")

Kitchen

3.62m x 3.12m (11'11" x 10'3")



Bedroom Three

3.76m x 3.62m (12'4" x 11'11")

Bathroom

2.08m x 1.70m (6'10" x 5'7")

Bedroom One

6.72m x 3.44m (22'0" x 11'3")



Ensuite

1.83m x 1.63m (6'0" x 5'4")

Bedroom Two

6.72m x 3.38m (22'0" x 11'1")

Garage

5.24m x 2.51m (17'2" x 8'3")

Location

Situated close to Colwyn Bay and Llandudno which has a variety of local shops and other amenities. It is conveniently located near to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn left down Penrhyn Avenue, left onto Church Road, proceed to the T junction turn right onto Llandudno Road, second left onto Dinerth Road, fourth right onto Derwen Avenue, left onto Cambrian Drive.

Council Tax Band: "D"

Energy Performance Rating Band D

4 Bedroom
Semi Detached
Dormer Bungalow

84 Cambrian Drive
Rhos on Sea
LL28 4SY

£264,950

Reference Number: RP4079
18/02/26

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: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

