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www.fletcherpoole.com



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	66 D	
69-80	C		
81-91	B		85 B
92+	A		



11 Canterbury Lane  
 Rhos on Sea  
 Conwy  
 LL28 4RZ

# IMMACULATLY PRESENTED THREE BEDROOM DETACHED BUNGALOW IN A POPULAR & CONVENIENT RESIDENTIAL AREA

## Description

This immaculately presented three bedroom detached bungalow is situated in the popular & convenient residential area of Rhos on Sea. Close to local shops & amenities.

A short drive from both Llandudno & Colwyn Bay. Spacious & well planned the property has an enclosed rear garden with fenced borders and lawned area with a decked patio seating area enjoying far reaching sea views-a perfect place for outside dining & entertaining. Outside to the front there is off-road parking on the driveway, access into the garage which has full power and space & plumbing for utilities, a lawned garden area and a covered seating space by the front door. The accommodation comprises of:-

Entrance hallway with built-in storage, spacious lounge with serving hatch into the kitchen, kitchen/diner with access onto the side of the property three double bedrooms, one with fitted wardrobes and another with sliding doors out onto the decking, modern shower room.

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

Early viewing is highly recommended to appreciate the popular & convenient location and it's well planned layout.

- ✓ THREE BEDROOM DETACHED BUNGALOW
- ✓ WELL PLANNED LAYOUT
- ✓ SPACIOUS KITCHEN/DINER
- ✓ OFF-ROAD PARKING
- ✓ GARAGE
- ✓ ENCLOSED REAR GARDEN WITH FAR REACHING VIEWS
- ✓ SITUATED IN A POPULAR & CONVENIENT RESIDENTIAL AREA
- ✓ CLOSE TO LOCAL SHOPS & AMENITIES

## Lounge

17' 5" x 11' 7" (5.32m x 3.54m)



## Kitchen/Diner

16' 10" x 6' 6" (5.13m x 1.98m)



## Bedroom One

12' 10" x 10' 11" (3.92m x 3.33m)



## Bedroom Two

10' 10" x 9' 11" (3.31m x 3.03m)



## Bedroom Three

8' 11" x 7' 5" (2.71m x 2.25m)

## Shower Room

7' 5" x 5' 11" (2.26m x 1.81m)

## Garage

16' 8" x 8' 5" (5.07m x 2.56m)

## 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 Colwyn Bay and Llandudno are approximately one and three miles respectively and the property is conveniently located for easy access to the A55 dual carriageway for Chester, Manchester International Airport and the motorways beyond, also the main rail line Holyhead to Euston.

## Directions

From the Rhos On Sea office turn right onto the promenade, turn right onto Rhos Road, continue to the traffic lights and turn right onto Llandudno Road, turn right opposite Hickory's onto Church Road, turn left onto Marlborough Drive, turn right onto Malvern Rise and left onto Canterbury Lane.

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

Energy Performance Rating Band: D

Tenure: Freehold

## 3 Bedroom Detached Bungalow

11 Canterbury Lane  
Rhos on Sea  
Conwy  
LL28 4RZ

**£359,950**

Reference Number:RP4226  
9/3/26

Fletcher & Poole,  
Haddon Court, Penrhyn  
Avenue  
Rhos-on-Sea, LL28 4NH

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:  
[rhosonseafletcherpoole.com](mailto:rhosonseafletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

