

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

Fletcher & Poole
DIAMOND COLLECTION



89 Rhos Road
Rhos on Sea
Conwy

Four Bedroom Semi Detached House With One Bedroom Annexe

Situated Close To The Amenities Of Rhos on Sea

Description

This four bedroom semi detached house with a one bedroom annexe is situated close to the amenities of Rhos on Sea. Deceptively spacious and with two good sized reception rooms the house retains some original features, such as, leaded light windows and fireplaces. Also benefitting from an annexe with it's own personal entrance.

Viewing is highly recommended to appreciate the size and layout of the rooms.

Outside to the front of the house there is ample off road parking and the enclosed rear garden has a paved seating area, lawn with a variety of plants & shrubs.

The accommodation on the ground floor comprises of:-

porch, large hallway, light and spacious lounge, dining/sitting room with a conservatory area, kitchen, rear porch and utility room with w.c.

To the first floor there are four double bedrooms, bathroom and separate w.c. There is access to the loft off the bathroom via a pull down ladder which is part boarded.

The annexe comprises of a sitting/bedroom that opens onto the kitchen and a shower room.

- ✓ FOUR BEDROOM SEMI DETACHED HOUSE WITH A ONE BEDROOM ANNEXE
- ✓ DECEPTIVELY SPACIOUS ACCOMMODATION RETAINING SOME ORIGINAL FEATURES
- ✓ MUST BE VIEWED TO APPRECIATE THE SIZE & LAYOUT OF THE ACCOMMODATION
- ✓ OFF ROAD PARKING
- ✓ REAR GARDEN
- ✓ CLOSE TO THE AMENITIES OF RHOS ON SEA
- ✓ NO CHAIN



Four Bedroom Semi Detached House

89 Rhos Road
Rhos on Sea
Conwy
LL28 4RY

£374,950

Reduced From £399,950
NO CHAIN

Reference Number: RP3883
13/03/25
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: rhosonseas@fletcherpoole.co
m
web: www.fletcherpoole.com





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Porch

10' 5" x 3' 4" (3.18m x 1.01m)

Hallway

16' 9" x 16' 1" (5.10m x 4.89m)

Lounge

17' 2" x 16' 7" (5.22m x 5.06m)

Dining/Sitting Room

22' 5" x 13' 2" (6.83m x 4.02m)

Kitchen

12' 8" x 10' 11" (3.86m x 3.31m)

Rear Porch

12' 8" x 4' 3" (3.86m x 1.30m)

Utility Room/W.C

7' 0" x 6' 11" (2.12m x 2.10m)

Bedroom One

17' 3" x 13' 4" (5.25m x 4.07m)

Bedroom Two

12' 9" x 10' 11" (3.88m x 3.31m)

Bedroom Three

12' 5" x 9' 6" (3.79m x 2.89m)

Bedroom Four

12' 0" x 9' 5" (3.65m x 2.87m)

Bathroom

8' 3" x 7' 1" (2.52m x 2.15m)

W.C

8' 3" x 2' 8" (2.52m x 0.81m)



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 1 and 3 miles respectively and it is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond, also the main rail line Holyhead to Euston.

Directions

From the Rhos On Sea office turn right onto the Promenade, take the first right turn onto Rhos Road.

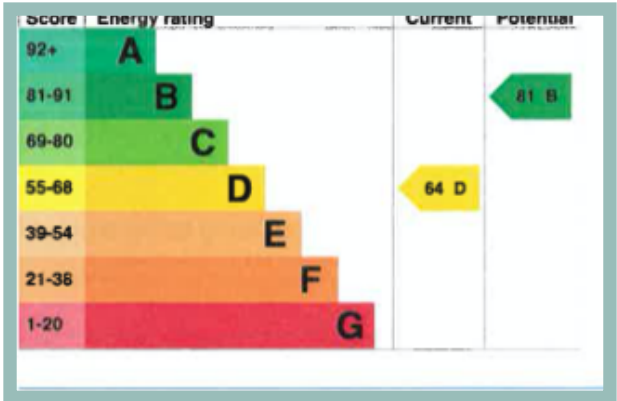
Council Tax Band: F

Energy Performance Rating Band D

Annexe

Sitting Room/Bedroom/Kitchen
8'4" x 6'0" (2.53m x 1.81m)

Shower Room
6'3" x 5'11" (1.91m x 1.80m)



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Annexe

