

Please contact us before viewing the property. This is particularly important if you are contemplating travelling some distance to view the property.  
We strongly recommend that the sales details 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.  
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements of representations of fact and they do not constitute any part of an offer or contract. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf of the seller.

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DIAMOND COLLECTION  
Fletcherpoole



48 Tan Y Bryn Road  
Rhos on Sea  
LL28 4AD

# Spacious Three Bedroom Detached Bungalow Situated In A Sought After Location

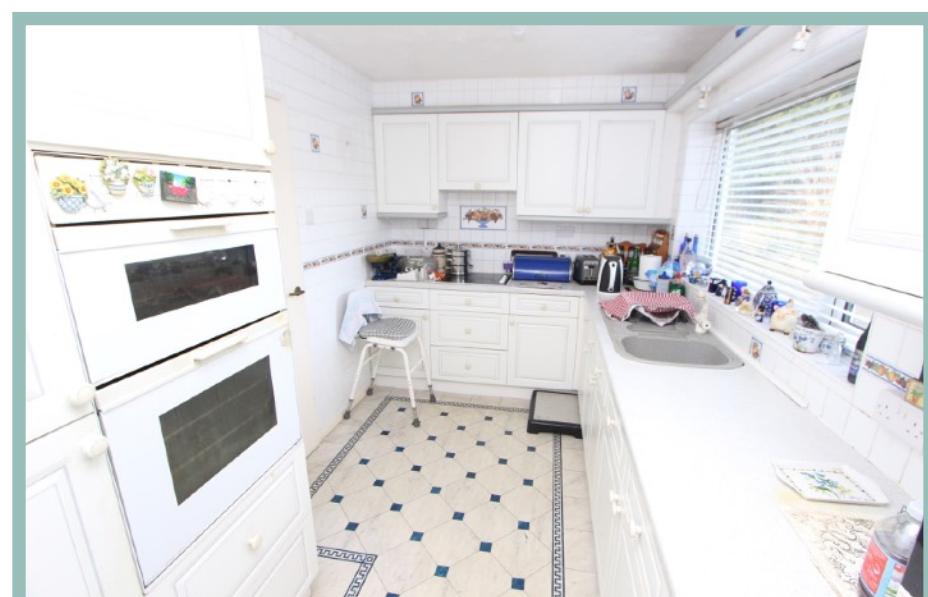
## Description

This three bedroom detached bungalow is situated on a large plot and within walking distance of the promenade and Rhos on Sea village. The character property maintains a wealth of potential and viewing is highly recommended to appreciate the spacious layout, character features, large plot and location.

The accommodation comprises of entrance hall, sun room with access to rear garden, dining room, lounge, kitchen with access to large garage, shower room and three bedrooms.

Outside to the front is substantial off road parking and access to garage. The large rear garden has various seating areas, a large lawn area and borders containing mature shrubs and trees. Viewing is essential to appreciate the size of the accommodation and plot as well as the location this property has to offer.

- ✓ SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- ✓ SITUATED IN A SOUGHT AFTER LOCATION CLOSE TO LOCAL SHOPS, AMENITIES & PROMENADE
- ✓ SAT ON A LARGE PLOT WITH EXTENSIVE GARDENS
- ✓ OFF ROAD PARKING & LARGE GARAGE
- ✓ NO CHAIN



**3 Bedroom Detached Bungalow**

**48 Tan Y Bryn Road  
Rhos on Sea  
LL28 4AD**

**£399,950**

**NO CHAIN**

**Reference Number: RP3102  
7/02/23**

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



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#### Lounge

5.21m x 4.20m (17'1" x 13'10")

#### Dining Room

3.63m x 3.21m (11'11" x 10'7")

#### Kitchen

4.73m x 2.54m (15'6" x 8'4")

#### Conservatory

3.02m x 2.84m (9'11" x 9'4")

#### Bedroom One

4.10m x 4.64m (13'6" x 15'3")

#### Bedroom Two

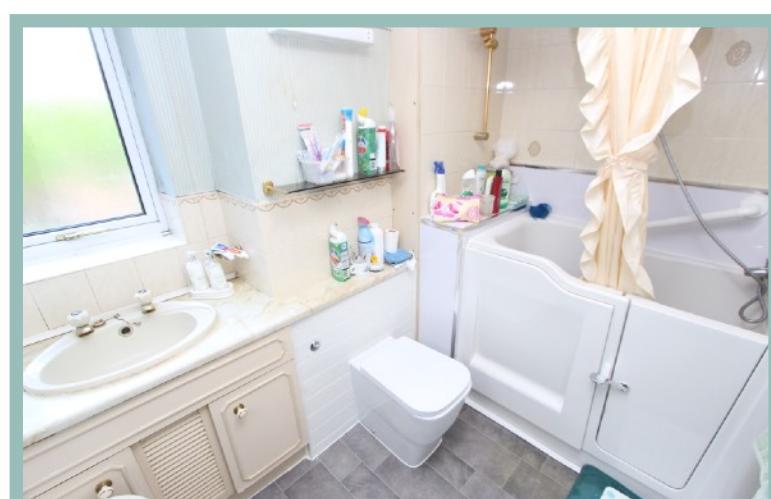
4.00m x 2.95m (13'2" x 9'8")

#### Bedroom Three

2.82m x 2.48m (9'3" x 8'2")

#### Shower Room

2.40m x 2.32m (7'11" x 7'8")



**3 Bedroom  
Detached Bungalow**

**Garage**

5.24m x 3.59m (17'2" x 11'10")

**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 towards the promenade, turn right onto the promenade, take the second right turn onto Cayley Promenade, bear right onto Whitehall Road, continue towards the end, turn right onto LLannerch Road East, cross over the crossroads onto LLannerch Road West, continue to the end, turn right onto Tan Y Bryn Road.

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

Energy Performance Rating Band F

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