

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 all the sales details which we provide about the property is verified by yourself or your adviser.
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.

www.fletcherpooles.com

DIAMOND COLLECTION
Fletcherpooles

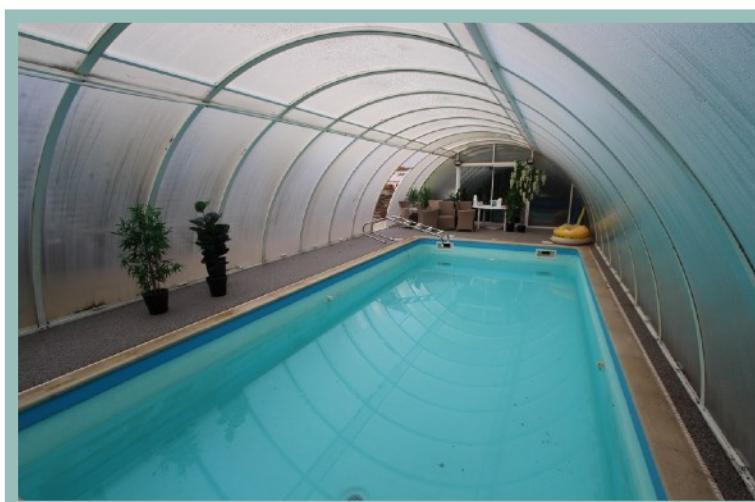


17 Ebberston Road West
Rhos on Sea
LL28 4AP

Spacious Five Bedroom Detached House Set Within Large Landscaped Gardens With Swimming Pool

Description

A spacious five bedroom detached house set on a large plot with extensive landscaped gardens with access to a covered swimming pool. The property benefits from upvc double glazing and gas central heating and viewing is highly recommended to appreciate the spacious layout, sought after location and large landscaped gardens. The accommodation on the ground floor briefly comprises, porch, spacious hallway, large lounge with dual aspect windows with views over the gardens, family room, conservatory, kitchen, dining room, pantry, utility and w.c. To the first floor there is a landing, master bedroom with ensuite, a further four double bedrooms, a single bedroom/study, bathroom and w.c. Outside to the front there is off road parking with access to a garage. The large rear garden has a flagged patio off the conservatory, large lawn area surrounded by mature shrubs and trees with access to a covered and heated swimming pool.



- ✓ SPACIOUS FIVE BEDROOM DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ LARGE LANDSCAPED GARDENS WITH COVERED POOL
- ✓ OFF ROAD PARKING & GARAGE



5 Bedroom Detached House

17 Ebberston Road West Rhos on Sea LL28 4AP

£649,950

Reference Number: RP3089
20/01/23

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
web: www.fletcherpoole.com





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Porch

5.23m x 1.43m (17'2" x 4'9")

Hallway

6.04m x 2.70m (19'10" x 8'10")

Lounge

7.33m x 4.55m (24'1" x 14'11")

Family Room

5.29m x 5.03m (17'4" x 16'6")

Kitchen

5.10m x 2.94m (16'9" x 9'8")

Rear Porch

1.80m x 1.34m (5'11" x 4'5")

Utility

2.38m x 2.02m (7'10" x 6'8")

W.C.

1.38m x 0.78m (4'6" x 2'7")

Pantry

1.91m x 1.25m (6'3" x 4'1")

Dining Room

3.81m x 3.43m (12'6" x 11'3")

Cupboard

1.61m x 0.91m (5'4 x 3'0")

Master Bedroom

5.11m x 4.55m (16'9" x 14'11")

Ensuite

4.53m x 2.13m (14'10" x 7'0")

Bedroom Two

5.28m x 4.00m (17'4" x 13'1")

Bedroom Three

4.93m x 2.74m (16'2" x 9'0")

Bedroom Four

4.14m x 3.42m (13'7" x 11'3")

Bedroom Five

3.41m x 3.34m (11'2" x 11'0")

Bedroom Six/Study

2.95m x 1.52m (9'8" x 5'0")

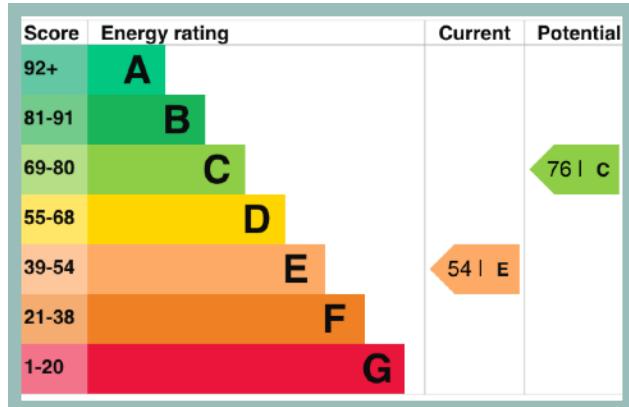
Bathroom

2.40m x 1.87m (7'11" x 6'2")



5 Bedroom Detached House

Garage



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

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Council Tax Band: "H" (provided on voa.gov.uk)

Energy Performance Rating Band E

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