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# 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

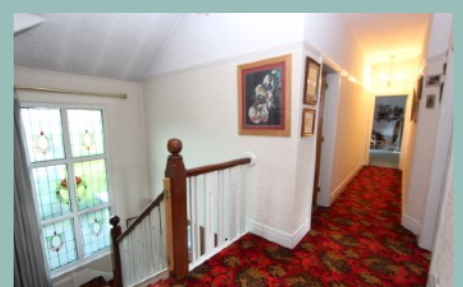
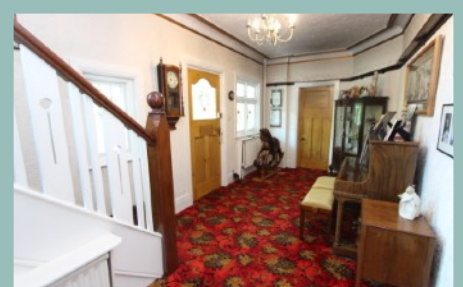
## Valuation

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





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

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 to the roundabout, Ebberston Road West is the fourth exit where No 17 can be found on the right hand side.

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

Energy Performance Rating Band E

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