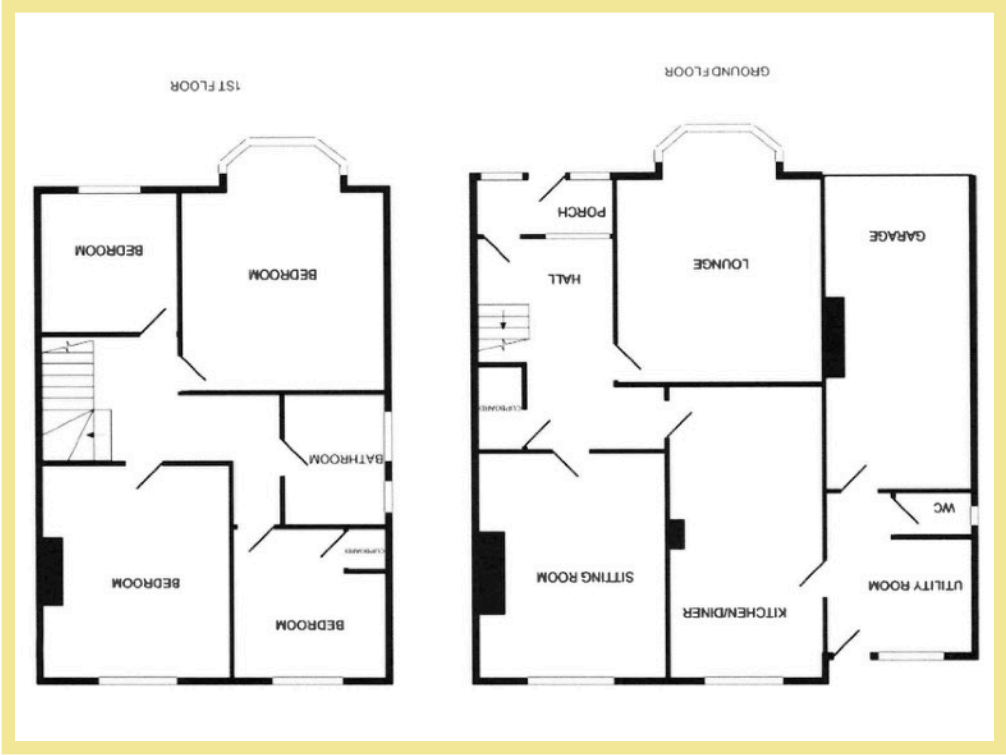


We endeavor to make our sales details accurate

www.fletcherpoole.com

Fletcher & Poole



7 Broadway  
Rhos on Sea  
LL28 4AR



# Well Presented & Spacious Four Bedroom Semi Detached House Situated In A Sought After Location

## Description

A well presented and spacious four bedroom semi detached house situated close to the local amenities of Rhos on Sea. The property benefits from upvc double glazing and gas central heating. Viewing is highly recommended to appreciate the spacious layout and location.

The accommodation on the ground floor briefly comprises porch with original stained glass windows, spacious hallway, large lounge with feature bay window, a second lounge, open plan kitchen/diner with a modern fitted kitchen, separate utility room, w.c, integral garage and cupboard under the stairs.

To the first floor there is a landing, master bedroom with fitted wardrobes, a further three double bedrooms and family bathroom with separate shower and bath.

Outside to the front is a block paved driveway with off road parking for three/four vehicles and access to a single garage. The rear garden is enclosed with fenced borders and laid to patio with access to a shed, corner summer house and pizza oven.

- ✓ WELL PRESENTED & SPACIOUS FOUR BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ MAINTAINS A WEALTH OF ORIGINAL FEATURES
- ✓ TWO LOUNGES, OPEN PLAN KITCHEN/ DINER & FOUR DOUBLE BEDROOMS
- ✓ OFF ROAD PARKING & GARAGE

## Porch

2.79m x 1.04m (9’2” x 3’5”)

## Lounge

4.87m x 3.94m (16’0” x 12’11”)Maximum



## Lounge 2

4.37m x 3.71m (14’4” x 12’2”)

## Store Cupboard

1.71m x 0.73m (5’8” x 2’5”)

## Utility

3.23m x 2.75m (10’7” x 9’0”)Maximum

## W.C.

1.47m x 0.89m (4’10” x 2’11”)

## Kitchen/Diner

5.75m x 2.99m (18’10” x 9’10”)



## Bedroom One

5.04m x 3.97m (16’7” x 13’0”) Maximum

## Bedroom Two

4.38m x 3.73m (14’5” x 9’0”)

## Bedroom Three

3.03m x 2.97m (9’11” x 9’9”)

## Bedroom Four

2.82m x 2.76m (9’3” x 9’1”)

## Bathroom

2.62m x 1.93m (8’7” x 6’4”)

## Garage

6.02m x 2.85m (19’9” x 9’4”)

## Location

Rhos on Sea is a very popular seaside resort famous for its shops and amenities. It is located between the larger resorts of Colwyn Bay and Llandudno and is also close to the A55 dual carriageway for easy access to Chester and the motorways beyond.

## Directions

From the Rhos On Sea office turn right onto the promenade, take the second right onto the Cayley Promenade, follow this road onto Whitehall Road, at the five ways roundabout take the third exit onto Broadway where No 7 can be found on the left.

Council Tax Band: “E”

Energy Performance Rating Band D

4 Bedroom  
Semi Detached  
House

7 Broadway  
Rhos on Sea  
LL28 4AR

£284,950

Reference Number:RP2526  
19/03/21

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)

