

Please contact us before viewing the property. If there is any point of particular importance to you we are content to travel some distance to view the property.

We strongly recommend that all 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 or 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.fletcherpoole.com](http://www.fletcherpoole.com)

DIAMOND COLLECTION  
Fletcherpoole



**Rosehill Cottage**  
66 Rhos Road  
Rhos on Sea  
LL28 4RY

# Beautifully Presented Character Three Bedroom Semi Detached With Additional Loft Room, Close To the Promenade & Village

## Description

A beautifully presented three bedroom semi-detached house, with additional large loft room, which is situated on a large plot with mature gardens and only a short walk to Rhos on Sea village and promenade. The property benefits from UPVC double glazing and gas CH and new Vaillant combi boiler. Viewing is highly recommended to appreciate the character features throughout, presentation, large plot with mature gardens and location to the village.

The accommodation on the ground floor briefly comprises, porch, hallway, spacious lounge with original feature fireplace, L-shaped dining room with a separate area set up as a home office, Large modern fitted shaker style kitchen, Spacious conservatory with French doors onto the garden, rear porch and cupboard under the stairs. Upstairs there is a landing, two large double bedrooms both with original features and fireplaces, a single bedroom and beautifully presented new bathroom with roll top bath. On the second floor is a spacious master bedroom, again with original fireplace, with Velux window and walk in wardrobe.

Outside to the front is off road parking for two cars with access to a garage. The large sunny rear garden has a flagged patio area, with numerous lawned areas surrounded by a variety of mature shrubs and trees with access to a stone built garden store room, which has the potential to be converted into further living accommodation with the relevant planning permission.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH ADDITIONAL LOFT ROOM & SUMMER HOUSE IN GARDEN
- ✓ SITUATED CLOSE TO THE LOCAL AMENITIES OF RHOS ON SEA VILLAGE AND PROMENADE



**3 Bedroom  
Semi Detached  
House**

**Rosehill Cottage  
66 Rhos Road  
Rhos on Sea  
LL28 4RY**

**£395,000**

**NO CHAIN**

**Reference Number: RP3370  
11/09/23**

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](http://www.fletcherpoole.com)





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- ✓ MAINTAINS A WEALTH OF ORIGINAL FEATURES THROUGHOUT
- ✓ EXTENSIVE LANDSCAPED GARDENS WITH MATURE SHRUBS AND TREES
- ✓ POTENTIAL TO CREATE FURTHER LIVING ACCOMMODATION
- ✓ NO CHAIN

#### Porch

1.31m x 1.08m (4'4" x 3'7")

#### Lounge

4.55m x 3.43m (14'11" x 11'3")

#### Dining /Office

6.04m x 3.41m (19'10" x 11'2")

#### Conservatory

4.34m x 2.63m (14'3" x 18'8")

#### Kitchen

3.64m x 3.59m (11'11" x 11'10")

#### Rear Porch

1.51m x 1.16m (4'11" x 3'10")

#### Bedroom One

3.43m x 2.90m (11'3" x 9'6")

#### Bedroom Two

3.41m x 2.86m (11'2" x 9'5")

#### Bedroom Three

3.49m x 2.13m (11'6" x 7'0")

#### Bathroom

3.10m x 2.37m (10'2" x 7'9")

#### Boiler Cupboard

0.80m x 0.68m (2'8" x 2'3")

#### Loft Room

6.30m x 4.23m (20'8" x 13'11")

#### Walk In Wardrobe

2.29m x 1.91m (7'6" x 6'3")

#### Garden Room

3.15m x 3.12m (10'4" x 10'3")

#### Outhouse 1

1.50m x 1.08m (4'11" x 3'7")

#### Outhouse 2

1.48m x 1.36m (4'10" x 4'6")

#### Outhouse 3

3.24m x 1.74m (10'8" x 5'9")



**3 Bedroom  
Semi Detached  
House**

**Location**

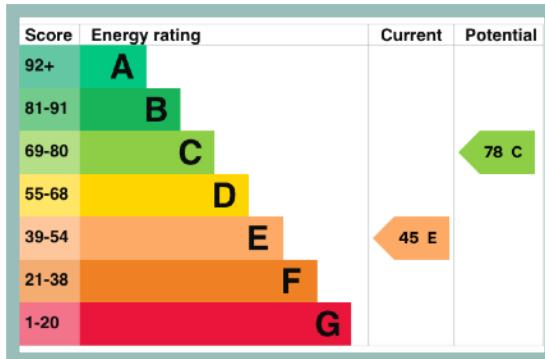
The property is located in the popular coastal resort of Rhos On Sea with a wealth of local shops and other facilities, the larger resorts of Colwyn Bay and Llandudno are approximately 1 and 3 miles respectively and it is conveniently located for easy access to the A55 dual carriageway for Chester and 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 and take the first turning right onto Rhos Road.

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

Energy Performance Rating Band E



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