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Fletcher & Poole



132 Dinerth Road  
Rhos on Sea  
LL28 4YF



# Three Bedroom Semi Detached House Situated In A Sought after Location

## Description

This three-bedroom semi-detached house must be viewed to truly appreciate the size and layout of the accommodation. Situated in a convenient location, close to amenities and all transport links, the property also benefits from off-road parking to the front, detached garage and enclosed rear garden. In brief the property comprises of entrance porch, large hallway, lounge, dining room, kitchen with access to rear and garden and understairs storage. To the first there are three good-sized bedrooms, family bathroom and separate w.c. to the rear is an enclosed rear garden mostly laid to lawn and borders with plants and shrubs. To the front of the property is a small low maintenance garden laid to chipping with high hedging for privacy, access to offer road parking and a detached garage. Viewing is essential to appreciate the spacious layout, accommodation on offer and potential this property has.

- ✓ THREE BEDROOM SEMI DETACHED HOUSE
- ✓ OFFERS A WEALTH OF ACCOMMODATION AND ORIGINAL FEATURES
- ✓ SITUATED IN A SOUGHT-AFTER LOCATION, CLOSE TO LOCAL SHOPS AND AMENITIES
- ✓ COUNTRYSIDE VIEWS
- ✓ OFF ROAD PARKING AND DETACHED GARAGE
- ✓
- ✓ NO CHAIN

## Lounge

5.06m x 4.08m (16'7" x 13'5")



## Kitchen

3.29m x 3.00m (10'10" x 9'10")



## Store

1.98m x 1.19m (6'6" x 3'11")

## Dining Room

4.70m x 3.79m (15'5" x 12'5")



## Bedroom One

5.40m x 4.12m (17'9"x 13'6")



## Bedroom Two

4.97m x 4.46m (16'4" x 14'8")

## Bedroom Three

3.82m x 2.92m (12'7" x 9'7")

## Bathroom

2.44m x 2.08m (8'0" x 6'10")

## W.C.

1.79m x 0.81m (5'11" x 2'8")

## Location

The property is located in the popular coastal resort of Rhos on Sea with its wealth of local shops and other facilities. The larger resorts of Llandudno and Colwyn Bay are approximately three miles, 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 left down Penrhyn Avenue, turn left onto Church Road, proceed to the T junction turn right onto Llandudno Road, second left onto Dinerth Road.

Council Tax Band: "E" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Performance Rating Band D

3 Bedroom  
Semi Detached  
House

132 Dinerth Road  
Rhos on Sea  
LL28 4YF

£234,950

Reference Number:RP3376  
15/09/23

Fletcher & Poole,  
1A, Penrhyn Avenue  
Rhos-on-Sea, LL28 4PS

Registered Company  
Number 4687367

## Valuation

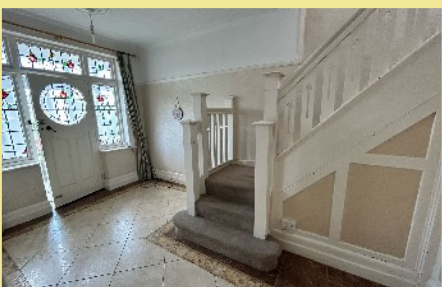
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 549178

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		