

We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.  
Please contact us before viewing the property, if there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries.  
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.  
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.  
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.  
We endeavor 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

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F&P Fletcherpoole



2 Cowlyd Close  
Rhos on Sea  
LL28 4UY

# Two Bedroom Detached Bungalow Situated In A Sought After Residential Area

## Description

This two bedroom detached bungalow is situated in a sought after residential area and close to local amenities. The accommodation comprises of entrance porch, lounge, kitchen with rear porch and access to rear garden, bathroom and two bedrooms. There is also a boarded attic which can be used as extra office space. Garden is landscaped with paved seating areas, variety of well-established plants and shrubs. Outside to the front is off road parking with access to a garage.

- ✓ TWO BEDROOM DETACHED BUNGALOW
- ✓ OFF ROAD PARKING & GARAGE
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA
- ✓ NO CHAIN

## Entrance Porch

1.36m x 5.02m (4'6" x 16'6")

## Living Room

5.20m x 4.75m (17'1" x 15'7")



## Kitchen

3.56m x 2.90m (11'8" x 9'6")



## Rear Porch

2.80m x 1.25m (9'2" x 4'1")

## Bedroom One

3.85m x 3.48m (12'8" x 11'5")

## Bedroom Two

3.85m x 3.07m (12'8" x 10'1")

## Bathroom

2.53m x 1.68m (8'4" x 5'6")



## Garage

5.26m x 2.78m (17'3" x 9'2")



## 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 left down Penrhyn Avenue, left onto Church Road, proceed to the T junction turn right onto Llandudno Road, second left onto Dinerth Road, first left onto Princess Avenue, turn right onto Aled Drive and left onto Cowlyd Close.

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

Energy Performance Rating Band D

2 Bedroom Detached Bungalow

2 Cowlyd Close  
Rhos on Sea  
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**£279,950**

**NO CHAIN**

Reference Number: RP3604  
30/05/24

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)

