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www.fletcherpoole.com

Fletcher & Poole



21, Marine View  
Rhos on Sea  
LL28 4PQ



# Beautifully Presented Three Bedroom Semi Detached House

## Description

This beautifully presented three bedroom semi detached house is situated in a convenient location close to local amenities of Rhos on Sea. The accommodation benefits from UPVC double glazing and gas central heating and viewing is highly recommended to appreciate the presentation throughout and location. The accommodation briefly comprises of porch, hallway, living room, new modern kitchen/diner with integrated appliances, French doors provide access into the conservatory with utility room and access to the garden. To the first floor there are three good size bedrooms and a modern family bathroom. The property is situated on the corner plot and benefits from garden to the front and back, mainly laid to lawn with paved patio sitting area and side access to the L- shaped garage.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION
- ✓ OPEN PLAN KITCHEN/DINER
- ✓ OFF ROAD PARKING & GARAGE

## Porch

1.66m x 0.71m (5’6” x 2’4”)

## Living Room

3.86m x 2.99m (12’8” x 9’10”)



## Kitchen /Diner

5.99m x 3.74m (19’8” x 12’3”)



## Conservatory

3.30m x 3.30m (10’10” x 10’10”)



## Utility Room

1.74m x 1.73m (5’9” x 5’8”)

## Side Porch

2.25m x 0.73m (7’5” x 2’5”)

## Bedroom One

4.94m x 3.31m (16’3” x 10’11”)

## Bedroom Two

3.58m x 2.96m (11’9” x 9’9”)

## Bedroom Three

2.85m x 2.56m (9’4” x 8’5”)

## Bathroom

2.27m x 1.96m (7’6” x 6’5”)

## Garage

5.45m x 2.53m (17’10” x 8’4”)

## 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 3 miles and 1 mile 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 right onto the Promenade, first right onto Rhos Road, at the traffic lights take the right turn onto Llandudno Road, pass the church, take the third left turn onto Marine View.

Council Tax Band: “D”

Energy Performance Rating Band D

## 3 Bedroom Semi Detached House

21, Marine View  
Rhos on Sea  
LL28 4PQ

£289,950

Reference Number:RP3974  
21/05/25

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:  
rhosonseafletcherpoole.com  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

