

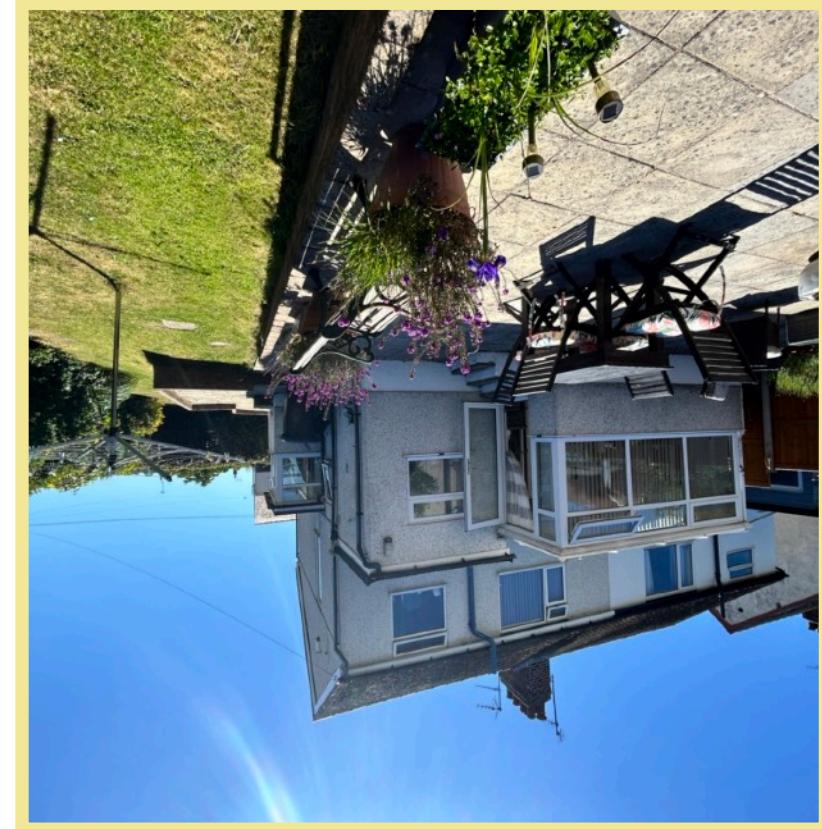
We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
Please contact us before viewing the property, if there is any point of particular importance to you we will be pleased to provide additional information or to make further arrangements.
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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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:
rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

