

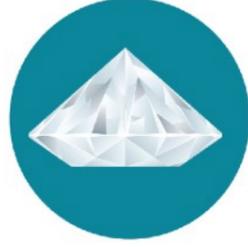
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

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. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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 will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



32 Rhos Road
Rhos on Sea
LL28 4RS

Semi Detached House Converted Into Two Separate Apartments Situated In The Heart Of Rhos on Sea With Off Road Parking & Garage

Description

This semi-detached house has been converted into two separate apartments, both with their own private entrances.

One with 4 bedrooms set over 2 floors and the other with 2 bedrooms on the ground floor.

Situated in the centre of Rhos on Sea amongst the local shops, cafes & other amenities. Steps away from the promenade & beach.

A short drive from both Colwyn Bay & Llandudno.

The property benefits from a garage & off-road parking, gas central heating & UPVC double glazed windows.

✓SEMI-DETACHED HOUSE
CONVERTED INTO 2
APARTMENTS

✓GARAGE

✓OFF-ROAD PARKING

✓SITUATED CLOSE TO THE
CENTRE OF RHOS ON SEA

✓STEPS AWAY FROM THE LOCAL
SHOPS, CAFES, PROMENADE &
BEACH

✓NO CHAIN

APARTMENT 1

4 BEDROOM

Own private entrance on the ground floor.

Porch, stairs to the 1st floor, lounge with sliding doors onto a good-sized balcony with views towards the sea, kitchen/diner, 2 double bedrooms and shower room. Further stairs to the 2nd floor where there is a further lounge/diner(or bedroom), double bedroom with en-suite shower room.

APARTMENT 2

Access at the rear

2 BEDROOM

Lounge/diner with bay window to the front, kitchen with access into the rear yard, 2 double bedrooms-one with an en-suite shower room and a further shower room in the hallway.
FREEHOLD



Semi Detached
House Converted
Into 2 Apartments
32 Rhos Road
Rhos on Sea
LL28 4RS

£324,950

NO CHAIN

Reference Number: RP4213
19/02/26

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





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Apartment 1 Porch

1.98m x 0.84m (6'6" x 2'9")

Entrance Hall

2.86m x 1.66m (9'5" x 5'6")

First Floor Lounge

4.55m x 4.26m (14'11" x 14'0")

Balcony

Kitchen/Diner

4.58m x 3.76m (15'0" x 12'4")

Bedroom One

3.96m x 3.91m (13'0" x 12'10")

Bedroom Two

3.91m x 3.05m (12'10" x 10'0")

Shower Room

1.87m x 1.64m (6'2" x 5'5")

Second Floor Lounge/Diner

5.70m x 3.98m (18'8" x 13'1")

Bedroom Three

3.94m x 3.05m (12'11" x 10'0")

Shower Room

1.89m x 1.61m (6'3" x 5'4")

Garage

5.51m x 4.61m (18'1" x 15'2")

Apartment Two

Hall

4.03m x 1.00m (13'3" x 3'4")

Lounge/Diner

5.05m x 3.88m (16'7" x 12'9")

Kitchen

2.33m x 2.33m (7'8" x 7'8")

Bedroom One

3.88m x 3.24m (12'9" x 10'8")

Ensuite

2.10m x 1.78m (6'11" x 5'10")

Bedroom Two

3.13m x 2.57m (10'3" x 8'5")

Shower Room

2.34m x 0.89m (7'8" x 2'11")



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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: "D" (provided on voa.gov.uk)

Energy Performance Rating Band D for each apartment

