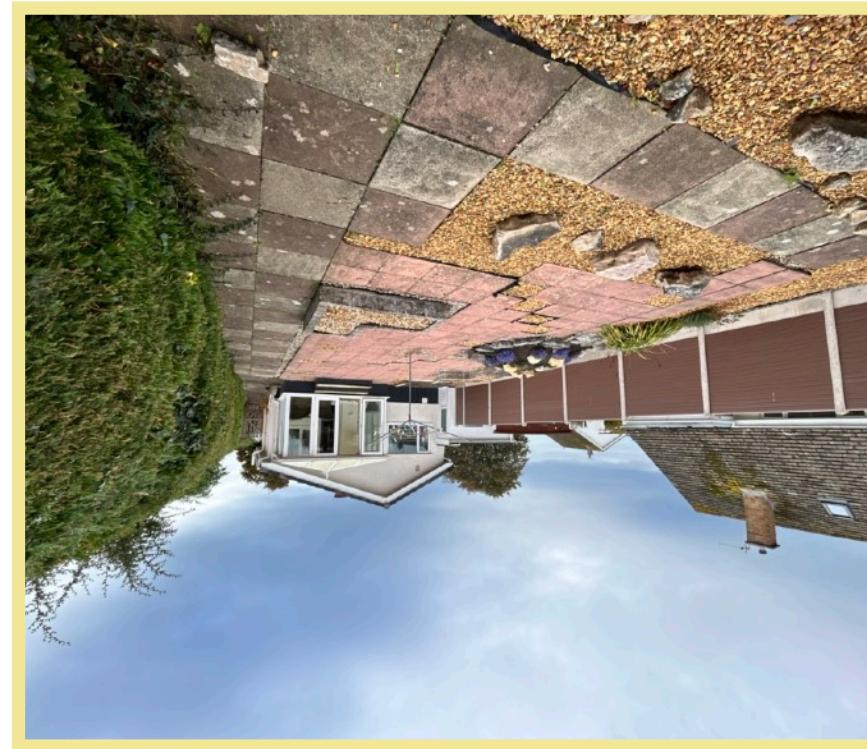


Please contact us before viewing the property, if there is any point of particular importance to you are contemplating travelling some distance to view the property. We will also confirm that the property remains available. This is particularly important if you are considering travelling some distance to view the property. Please 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. Seller or contractor. 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 or contractor. 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 offer or contract.

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Fletcher Pool

F&P



32 Marlborough Drive  
Rhos on Sea  
LL28 4RQ

# Well Planned Two Bedroom Detached Bungalow Situated In A Convenient & Sought After Residential Area

## Description

This well planned two bedroom detached bungalow has recently been fully refurbished and redecorated by the current owner to include:- New fitted kitchen, fully rewired, new shower room and boiler with central heating system and new flooring throughout.

Situated in the convenient & sought after residential area of Rhos on Sea. Close to local shops, promenade & other amenities. A short drive from both Llandudno & Colwyn Bay. To the front of the property there is substantial off-road parking on the driveway, gravel gardens and access into the garage with electric door. The rear enclosed garden is private with fenced & hedged borders, paved for low maintenance with patio seating area and door into the rear of the garage. The accommodation comprises of:- Entrance hall with built-in storage, light & spacious lounge with dual aspect windows & feature fireplace, modern fitted kitchen with gas hob, oven and extractor hood. Space & plumbing for a washing machine, Conservatory, two doubles bedrooms-one with a range of fitted wardrobes, shower room and a good sized storage cupboard in the hallway.

The property benefits from gas central heating & UPVC double glazed windows and doors throughout. Early viewing is recommended to appreciate the convenient location and all this detached bungalow has to offer.

- ✓ TWO BEDROOM DETACHED BUNGALOW
- ✓ RECENTLY REFURBISHED
- ✓ SUBSTANTIAL OFF ROAD PARKING
- ✓ GARAGE WITH ELECTRIC DOOR
- ✓ ENCLOSURE LOW MAINTENANCE REAR GARDEN
- ✓ SITUATED IN A CONVENIENT & SOUGHT AFTER RESIDENTIAL AREA
- ✓ CLOSE TO LOCAL SHOPS & AMENITIES

## Hallway

2.57m x 0.95m (8'5" x 3'2")

## Lounge

5.14m x 3.93m (16'11" x 12'11")



## Bedroom One

3.93m x 3.32m (12'11" x 10'11")

## Bedroom Two

3.32m x 3.31m (10'11" x 10'10")

## Kitchen

4.12m x 2.79m (13'6" x 9'2")



## Conservatory

2.99m x 2.94m (9'10" x 9'8")



## Shower Room

2.35m x 1.67m (7'9" x 5'6")

## Garage

6.27m x 2.78m (20'7" x 9'2")

## 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 one and three miles respectively and the property is conveniently located for easy access to the A55 dual carriageway for Chester, Manchester International Airport and the motorways beyond, also the main rail line Holyhead to Euston.

## Directions

From the Rhos On Sea office turn right onto the promenade, turn right onto Rhos Road, continue to the traffic lights and turn right onto Llandudno Road, turn right opposite Hickory's onto Church Road, turn left onto Marlborough Drive.

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

Energy Performance Rating Band D

2 Bedroom  
Detached  
Bungalow

32 Marlborough  
Drive  
Rhos on Sea  
LL28 4RQ

**£309,950**

Reference Number: RP4124  
6/01/26

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](http://www.fletcherpoole.com)

