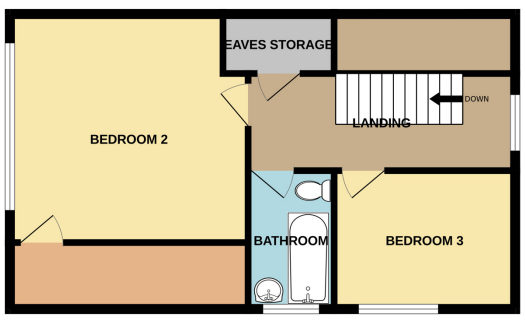


25 Rochester Way
Rhos on Sea
Conwy
LL28 4NJ

GROUND FLOOR



1ST FLOOR



RP4463

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Fletcher & Poole
DIAMOND COLLECTION

www.fletcherpoole.com

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.

BEAUTIFULLY PRESENTED & SPACIOUS THREE BEDROOM DETACHED DORMER BUNGALOW WITH FAR-REACHING SEA VIEWS TOWARDS THE LITTLE ORME

Description

This three bedroom detached dormer bungalow is beautifully presented & maintained with a well-planned, spacious interior. Far-reaching sea views towards the "Little Orme" from the rear and mountain views down the Conwy Valley from upstairs.

Situated in a desirable & convenient residential area of Rhos on Sea. Walking distance to the local shops & college. A short drive from Llandudno & Colwyn Bay for further amenities.

To the exterior there is ample off-road parking on the driveway and integral garage to the front and a lawned garden with decked patio seating area to the rear. Hedged borders for privacy but enjoying the far-reaching sea views.

The interior comprises of:- Entrance porch, hallway with built-in storage, spacious lounge with a large picture window to enjoy those views and a feature fireplace with sliding pocket doors into the dining room, kitchen, conservatory and access into the integral garage.

Downstairs double bedroom with a range of fitted wardrobes to the front aspect and a shower room complete the ground floor.

Stairs in the hallway lead up to a spacious landing with under-eaves storage and two further bedrooms-1 large double and a single with a bathroom in-between. The larger bedroom has a good-sized room attached which has the potential to create an en-suite bathroom or walk-in dressing room.

There are also views towards the mountains down the Conwy Valley.

The property benefits from gas central heating and UPVC double-glazed windows & doors throughout.

Early viewing is highly recommended to appreciate the spacious & well-planned layout and it's convenient location.

- ✓ SPACIOUS THREE BEDROOM DETACHED DORMER BUNGALOW
- ✓ BEAUTIFULLY PRESENTED & WELL-PLANNED
- ✓ AMPLE OFF-ROAD PARKING
- ✓ INTEGRAL GARAGE
- ✓ ENCLOSED REAR GARDEN WITH DECKED PATIO SEATING AREA
- ✓ FAR-REACHING SEA VIEWS TOWARDS THE "LITTLE ORME"
- ✓ SITUATED IN A DESIRABLE & CONVENIENT AREA
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, COLLEGE & OTHER AMENITIES
- ✓ FREEHOLD











3 Bedroom Detached Dormer Bungalow

25 Rochester Way
Rhos on Sea
Conwy
LL28 4NJ

£374,950

Reference Number: RP4463
29/10/2026

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:rhos@fletcherpoole.com
web: www.fletcherpoole.com











Porch
1.53m x 1.06m (5’ x 3’ 6”)

Hallway
3.53m x 2.87m (11’ 7” x 9’ 5”)

Lounge
5.25m x 3.65m (17’ 3” x 12’)

Dining Room
3.79m x 3.65m (12’ 5” x 12’)

Kitchen
3.93m x 2.53m (12’ 11” x 8’ 4”)

Conservatory
5.44m x 3.39m (17’ 10” x 11’ 1”)

Garage
5.54m x 2.76m (18’ 2” x 9’ 1”)

Bedroom One
4.19m x 3.30m (13’ 9” x 10’ 10”)

Shower Room
2.83m x 2.74m (9’ 3” x 9’)

Bedroom Two
4.29m x 4.13m (14’ 1” x 13’ 7”)

Attached Room (Potential To Create Ensuite or Dressing Room
4.23m x 1.17m (13’ 11” x 3’ 10”)

Bedroom Three
3.22m x 2.51m (10’ 7” x 8’ 3”)

Bathroom
2.51m x 1.46m (8’ 3” x 4’ 10”)

Landing
4.76m x 1.85m (15’ 7” x 6’ 1”)



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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 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 left down Penrhyn Avenue, left onto Church Road, proceed to the T junction, turn right onto Llandudno Road, pass the church, turn right onto Marlborough Drive, first right onto Malvern Rise and second left onto Rochester Way.

Council Tax Band: "E" (provided on voa.gov.uk)

Energy Performance Rating Band TBC

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