

Everard Road, Rhos On Sea, Conwy

Guide Price: £340,000

Beresford Adams











Just Moments from the Beach | Substantial Four-Bedroom Home | Three Bathrooms | Viewing Essential



Situated just a short distance from the beach and promenade, this impressive four-bedroom family home effortlessly combines charm, character and generous living accommodation. Offering spacious and versatile rooms throughout, this substantial property is perfectly suited to growing families, those seeking multi-generational living, or buyers looking for a home close to the coast. Early viewing is highly recommended to fully appreciate the size, character and flexibility this delightful home has to offer. Further enhancing the property's energy efficiency, the home has benefitted from significant upgrades through the ECO4 Grant scheme, including extensive insulation, solar panels, an air source heat pump, and a newly installed boiler.

The bright and well-presented accommodation briefly comprises a welcoming porch leading into a spacious entrance hall with useful understairs storage, a comfortable lounge, utility room, and a versatile sitting room/family room with adjoining WC. To the rear of the property is a fantastic open-plan kitchen, dining and living area that has been thoughtfully modernised by the current owners, creating a wonderful social hub for everyday family life and entertaining, with views over the rear garden. To the first floor are three generous double bedrooms, including a superb principal suite complete with a walk-in dressing room and en-suite shower room, a fourth bedroom, and a beautifully appointed four-piece family bathroom.

Externally, the property benefits from off-road parking to the rear and useful basement rooms, currently providing excellent storage but offering potential for further development, subject to any necessary consents. The front garden has been designed for ease of maintenance with decorative chippings and paved areas, while the enclosed rear garden enjoys a lawned section alongside a private patio area, providing the perfect space for outdoor dining, entertaining, and relaxing with family and friends. Retaining a wealth of character features, including high ceilings and original detailing, this exceptional coastal home offers an enviable combination of period charm, modern living and a highly desirable location.







Total floor area 216.3 m² (2,328 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





Council Tax Band: **E**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01492 533337
E: colwynbay@beresfordadams.co.uk
22 Conway Road, Colwyn Bay, Conwy, LL29 7HT

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Beresford Adams is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT number 500 2481 05

Code: COW_COW260484_R6PL_8