



STERLING

ESTATE AGENTS & VALUERS

**3 Penrhyn Beach West, Penrhyn Bay
Llandudno LL30 3NW**



Asking Price £199,950

3 Penrhyn Beach West, Penrhyn Bay, Llandudno LL30 3NW

This property is a THREE BEDROOM, MID ROW TOWN HOUSE, set in a convenient village location close to local shops. around the corner to the Co-op, GP surgery and local schools. It makes for an ideal family home.

Penrhyn Bay is set close to the Little Orme with the neighbouring towns of Llandudno and Rhos on Sea just a five minute drive away. Regular bus services run close by, Llandudno train station 3.5 miles away and easy access to A55 at the West End intersection. With vacant possession and NO ONGONG CHAIN. Energy Rating 63D Potential 84B - ref: CB7641

Entrance Hall

Small entrance hall allowing access to front lounge and stairway to first floor.

Lounge

14'3" x 11'8" (4.34m x 3.56m)

Double window to front aspect, fireplace surround and electric fire, central heating radiator, coved ceilings

Cloakroom

W.C and wash hand basin

Kitchen Diner

19'5" x 8' (5.92m x 2.44m)

With a sizeable dining area, double glazing and patio door to the rear garden area, central heating radiator, base cupboards and drawers, work top surfaces, 4 ring gas hob unit, stainless steel splash back, built in double oven, wall units

Stairs to first floor

Bedroom 1

11'5" x 8'2" (3.5 x 2.5)

Double glazed, central heating radiator, wardrobe recess and top store cupboards

Bedroom 2

9'6" x 9'2" (2.9 x 2.8)

Wardrobe cupboards and top stores, double glazed, central heating radiator

Bedroom 3

8'10" x 6'10" (2.7 x 2.1)

Double glazed, central heating radiator

Bathroom

8'6" x 7'10" (2.6 x 2.4)

Panel bath, shower fitment, screen, pedestal wash hand basin, w.c, heated towel radiator, airing cupboard and gas central boiler

Outside

Off road parking for 2 cars in front of the house. Rear garden laid with decking and fenced. Single Garage in the block behind the property

AGENT NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

Market Appraisal; Should you be thinking of a move and

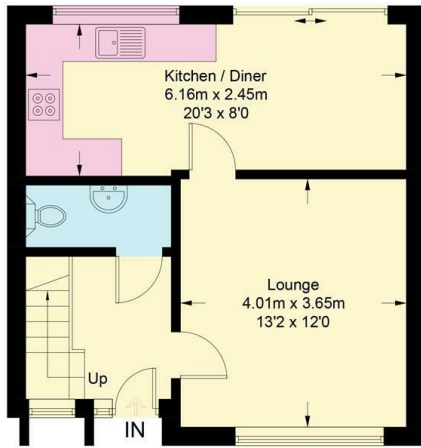
would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.

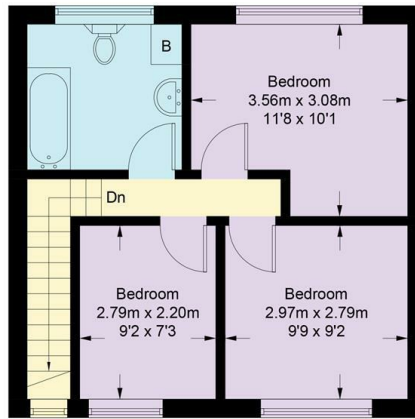


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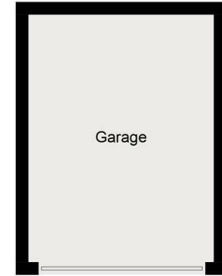
Approximate Gross Internal Area = 76.5 sq m / 823 sq ft
(Excluding Garage)



Ground Floor

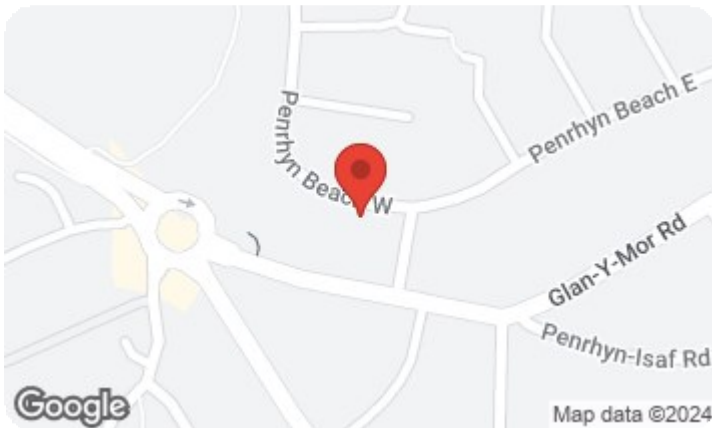


First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
FloorplansUsketch.com © 2023 (ID1024051)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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