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www.fletcherpoole.com

Fletcher & Poole



14 Hall Road
Penrhyn Bay
LL30 3HE

Three Bedroom Semi Detached House Situated In A Sought After Area & A Short Walk To The Promenade

Description

This three bedroom semi-detached house is situated close to the shops and local amenities of Penrhyn Bay and only a short walk to the Promenade. The accommodation is spacious and offers open plan living on the ground floor comprising of an entrance hallway, spacious lounge with doors into the dining room, modern fitted kitchen opening into a large conservatory which leads onto the rear garden which is mainly laid to lawn, downstairs w.c and large understairs storage cupboard. To the first floor there are three bedrooms and a family bathroom. Outside there is a driveway with off-road parking. There is UPVC double glazing and gas central heating throughout.

- ✓ THREE BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER AREA
- ✓ CLOSE TO LOCAL AMENITIES & A SHORT WALK TO THE PROMENADE
- ✓ MODERN FITTED KITCHEN LEADING INTO A LARGE CONSERVATORY
- ✓ OFF ROAD PARKING

Lounge

4.28m x 3.61m (14'1" x 11'10")



Kitchen

4.75m x 3.36m (15'7" x 11'0")



Dining Room

3.40m x 2.88m (11'2" x 9'6")

W.C.

1.60m x 1.23m (5'3" x 4'1")

Conservatory

5.79m x 3.75m (19'0" x 12'4")



Bedroom One

4.63m x 3.00m (15'2" x 9'10") To fitted wardrobes



Bedroom Two

4.45m x 2.87m (14'7" x 9'5")

Bedroom Three

3.39m x 2.70m (11'2" x 8'11")

Bathroom

1.95m x 1.91m (6'5" x 6'3")

Location

The property is conveniently located in Penrhyn Bay close to the local shops, Promenade, golf course and other amenities. The Victorian resort of Llandudno is approximately three miles away.

Directions

From the Rhos On Sea office turn towards the Promenade and then left onto the Promenade, continue along this road onto Glan Y Mor Road, at the roundabout take the first exit onto Llandudno Road, take the right hand turn onto Charleston Road, right onto Trafford Park and left onto Hall Road where the house is on the right hand side.

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

Energy Performance Rating Band "D"

3 Bedroom
Semi Detached
House

14 Hall Road
Penrhyn Bay
LL30 3HE

£296,950

Reduced From **£305,000**

Reference Number: RP3457
11/01/24

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:

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email: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

