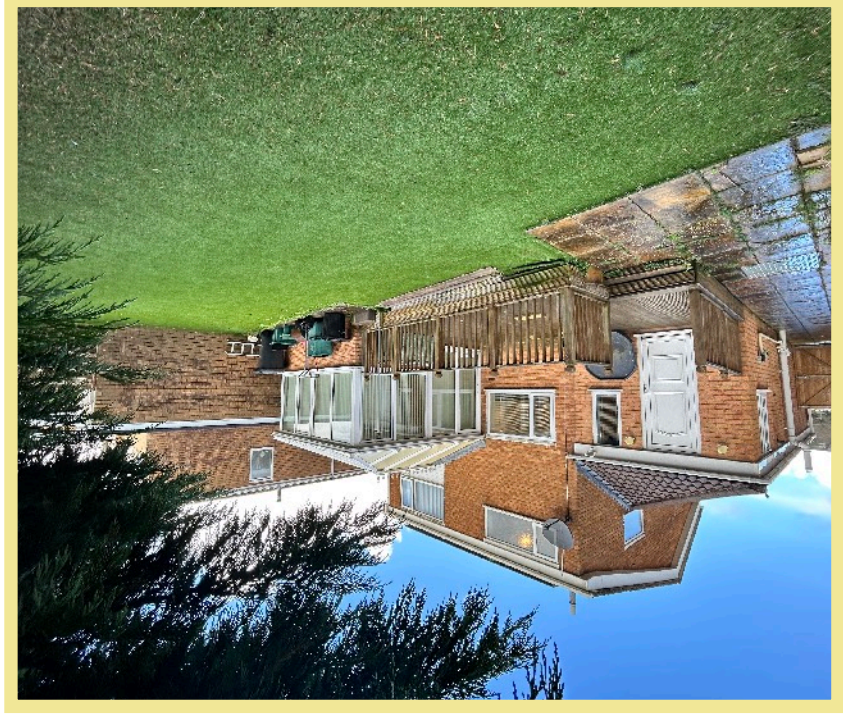


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8 Penrhyn Beach East
Penrhyn Bay
LL30 3NT

Immaculately Presented Four Bedroom Detached House Situated On The Sought After Penrhyn Beach Estate

Description

This immaculately presented four bedroom detached house is situated on the sought after location of Penrhyn Beach East. Walking distance to Angel Bay, the promenade, beach and the local shops and amenities of Penrhyn Bay Viewing is highly recommended to appreciate the spacious layout and location The accommodation briefly comprises of:

Porch, hallway, cloakroom, light and spacious lounge with sliding doors into the dining room, further sliding doors into the large conservatory, kitchen/diner and a ground floor bedroom with ensuite shower room To the first floor there are three bedrooms and a family bathroom

There is ample off road parking on the driveway to the front of the property The enclosed rear garden has a decked seating area garden shed

The property benefits from UPVC double glazing, solar panels and gas central heating throughout

- ✓ IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOUSE
- ✓ GROUND FLOOR BEDROOM WITH ENSUITE SHOWER ROOM
- ✓ LIGHT SPACIOUS WELL LAID OUT ACCOMMODATION
- ✓ LOCATED IN A SOUGHT AFTER AREA
- ✓ NO CHAIN

Porch

1.27m x 1.07m (4'2" x 3'6")

Hallway

4.42m x 1.95m (14'6" x 6'5")

Lounge

4.42m x 3.80m (14'6" x 12'6")



Dining Room

3.18m x 3.06m (10'5" x 10'0")

Conservatory

3.53m x 3.50m (11'7" x 11'6")

Cloakroom

1.06m x 0.84m (3'6" x 2'9")

Kitchen/diner

5.40m x 3.28m (17'9" x 10'9")



Ground Floor Bedroom One

4.32m x 2.51m (14'2" x 8'3")

Ensuite

2.38m x 1.17m (7'10" x 3'10")

Bedroom Two

4.12m x 3.36m (13'6" x 11'0")

Bedroom Three

3.41m x 3.17m (11'2" x 10'5")

Bedroom Four

2.72m x 2.42m (8'11" x 8'0")

Bathroom

2.59m x 1.68m (8'6" x 5'6")

Location

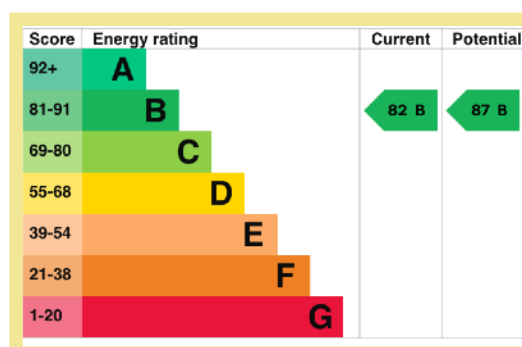
The property is located on the Penrhyn Beach Estate in the popular area of Penrhyn Bay. Walking distance to Angel Bay, the promenade, beach and local shops & amenities Within easy reach of Llandudno and close to the popular seaside resort town of Rhos On Sea.

Directions

From the Rhos On Sea office turn towards the Promenade and then left onto the Promenade, continue along this road passing the golf course on the left, turn right onto Penrhyn Beach Estate, turn right onto Penrhyn Beach East.

Council Tax Band: "E"

Energy Performance Rating Band "B"



4 Bedroom
Detached
House

8 Penrhyn Beach
East
Penrhyn Bay
LL30 3NT

£334,950

NO CHAIN

Reference Number: RP3509
29/02/24

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:

tel: 01492 549178

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

