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www.fletcherpoole.com

Fletcher & Poole



10 Church Close
Penrhyn Bay
LL30 3LR

Two Bedroom Semi Detached Bungalow Situated In A Quiet Cul De Sac In The Sought After Area Of Penrhyn Bay

Description

This two bedroom semi detached bungalow is situated in a quiet cul de sac close to the local shops & amenities of Penrhyn Bay. Walking distance to Angel Bay, the promenade and beach

Recently redecorated throughout with a new fitted kitchen and new carpets

The accommodation briefly comprises of:

Porch, hallway, lounge, kitchen, two bedrooms and bathroom

To the front there is a driveway with off road parking and a detached garage. The wrap around garden is mainly laid to lawn with well established plants & shrubs

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

Viewing is essential to appreciate the well planned accommodation and location

- ✓ TWO BEDROOM SEMI DETACHED BUNGALOW
- ✓ QUIET CUL DE SAC LOCATION
- ✓ WALKING DISTANCE TO LOCAL SHOPS, PROMENADE, BEACH AND LOCAL AMENITIES
- ✓ OFF ROAD PARKING
- ✓ DETACHED GARAGE
- ✓ NO CHAIN

Lounge

3.49m x 3.37m (11'6" x 11'1")



Kitchen

3.99m x 2.66m (13'1" x 8'9")



Porch

0.91m x 0.89m (3'0" x 2'11")

Bedroom One

3.63m x 3.00m (11'11" x 9'10")



Bedroom Two

3.02m x 3.00m (9'10" x 9'10")

Bathroom

1.95m x 1.65m (6'5" x 5'5")



Garage

Location

The property is conveniently located in Penrhyn Bay close to the local shops and other amenities, walking distance to Angel Bay, promenade, beach and close to the golf course. The Victorian resort of Llandudno is approximately three miles distance.

Directions

From the Rhos On Sea office turn right towards the promenade, then left onto the Promenade, continue along pass the golf course, turn left onto Pendorlan Road, straight over onto Marine Road, first right onto Merivale Road, and left onto Penrhos Drive and second right onto Church Close.

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

Energy Performance Rating Band "D"

2 Bedroom
Semi Detached
Bungalow

10 Church Close
Penrhyn Bay
LL30 3LR

£234,950

NO CHAIN

Reference Number: RP3516
5/03/24

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		