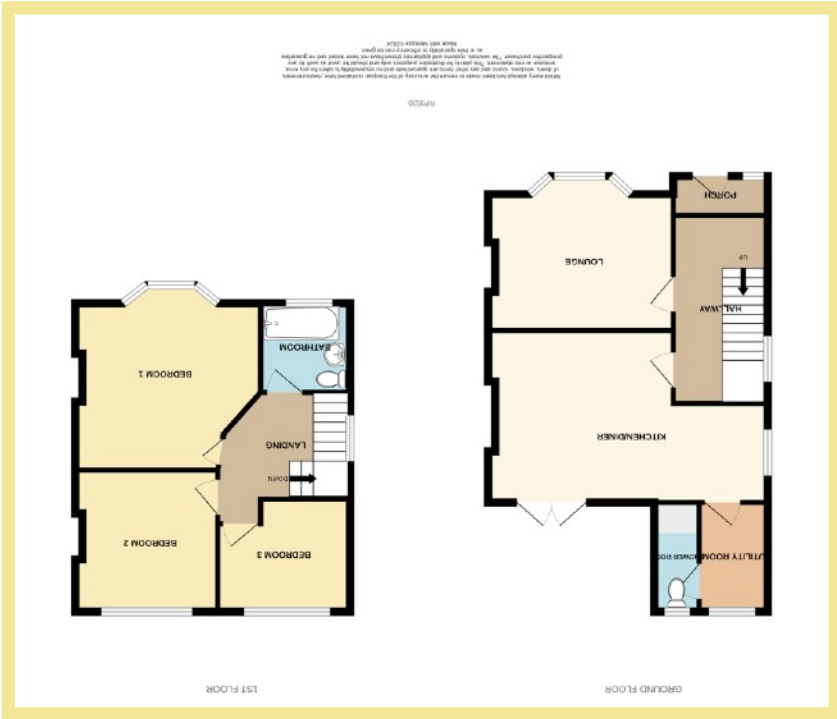


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole



33 Trafford Park
Penrhyn Bay
LL30 3HD

Three Bedroom Semi Detached House Situated In A Sought After Location

Description

This three bedroom semi detached house is situated in Penrhyn Bay, a popular and convenient location with easy access to local shops, schools and amenities and walking distance to Angel Bay, the promenade and beach.

The accommodation is well planned, light and spacious and briefly comprises of:

Wood cladded porch, hallway with professionally built understairs storage, light and spacious lounge with bay window, kitchen/diner with French doors out onto the decked seating area, enclosed paved rear garden, utility room and shower room with w.c

Real oak wood flooring features in the hallway through to the kitchen/diner. To the first floor there are three bedrooms and a family bathroom.

Outside to the front there is a block paved driveway with ample off road parking. The house has been newly rendered this year and features wood cladding porch and composite front door.

The enclosed rear garden has been paved for low maintenance and has a decked seating area leading directly from the kitchen/diner.

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

3 external electrical points have been added-2 in the garden and 1 in the porch.

Viewing is highly recommended to appreciate the layout and location.

- ✓ THREE BEDROOM SEMI DETACHED HOUSE
- ✓ OPEN PLAN KITCHEN/DINER
- ✓ DOWNSTAIRS SHOWER ROOM
- ✓ BLOCK PAVED DRIVEWAY WITH AMPLE OFF ROAD PARKING & EXTERNAL ELECTRICAL POINTS
- ✓ SITUATED IN A SOUGHT AFTER LOCATION

Porch

2.06m x 0.83m (6'9" x 2'9")

Hallway

4.13m x 1.97m (13'7" x 6'6")

Lounge

5.23m x 2.93m (17'2" x 9'7")



Utility

2.38m x 1.49m (7'10" x 4'11")

Kitchen/Diner

5.97m x 3.73m (19'7" x 12'3")



Shower Room

1.09m x 0.96m (3'7" x 3'2")

Bedroom One

3.97m x 3.64m (13'0" x 11'11")



Bedroom Two

3.07m x 3.06m (10'1" x 10'0")

Bedroom Three

2.84m x 2.54m (12'7" x 8'4")

Bathroom

1.96m x 1.92m (6'5" x 6'4")

Location

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

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 second exit onto Trafford Park.

Council Tax Band: "D"

Energy Performance Rating Band TBC

3 Bedroom
Semi Detached
House

33 Trafford Park
Penrhyn Bay
LL30 3HD

£274,950

Reference Number: RP3530
20/03/24

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

