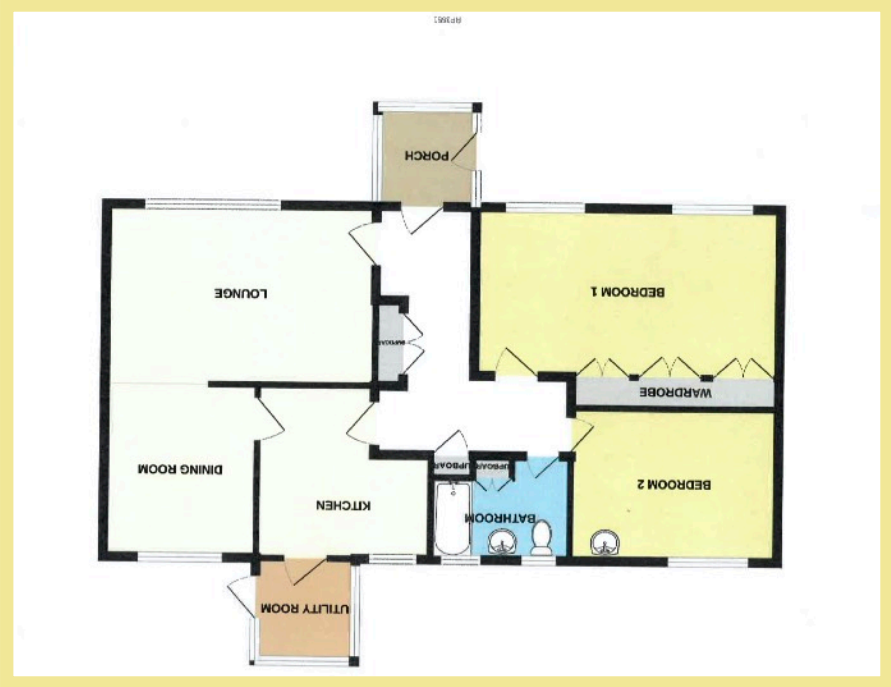


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or

www.fletcherpoole.com

Fletcher & Poole



7 Min Y Don
Penrhyn Bay
Conwy
LL30 3RL

Immaculately Presented & Spacious Two Bedroom Detached Bungalow situated in a sought after residential area

2 Bedroom Detached Bungalow

7 Min Y Don Penrhyn Bay Conwy LL30 3RL

£364,950

Reference Number: RP3551 15/04/24

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: rhosonseafletcherpoole.com
web: www.fletcherpoole.com

Description

Immaculately presented two bedroom detached bungalow situated on the popular Penrhyn Beach Estate walking distance to the local shops, promenade, beach and Angel Bay.

The accommodation comprises of:

Porch, hallway, light and spacious lounge open plan to dining area, kitchen fitted with crown units, rear porch (currently used as a utility room), large master bedroom with fitted wardrobes, second double bedroom with wash basin and vanity unit and bathroom.

There is a beautiful large enclosed rear garden with views of the Little Orme, mainly laid to lawn with border surround, well established plants & shrubs, garden shed with various patio seating areas that make it ideal for outside dining and entertaining.

To the front of the property there is ample off road parking on the driveway, lawned area and garage.

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

Viewing is highly recommended to appreciate the spacious layout and convenient location.

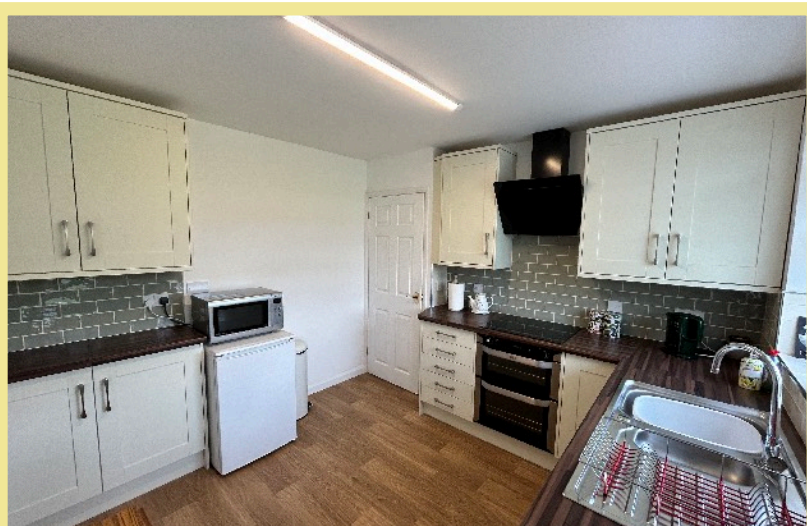
- ✓ IMMACULATELY PRESENTED TWO BEDROOM DETACHED BUNGALOW
- ✓ SITUATED IN A SOUGHT AFTER AREA CLOSE TO SHOPS & AMENITIES
- ✓ OFF ROAD PARKING AND GARAGE
- ✓ ENCLOSED REAR GARDEN WITH NUMEROUS PATIO SEATING AREAS AND VIEWS OF THE LITTLE ORME
- ✓ WITHIN WALKING DISTANCE OF THE PROMENADE, BEACH & ANGEL BAY

Lounge



4.85m x 3.23m (15'11" x 10'7")

Kitchen



3.12m x 3.08m (10'3" x 10'1")

Porch

1.81m x 1.79m (5'11" x 5'10")

Dining Room

3.09m x 2.73m (10'2" x 9'0")

Bedroom One



5.51m x 3.02m (18'1" x 9'11")

Bedroom Two

3.73m x 2.74m (12'3" x 9'0")

Bathroom



2.43m x 1.84m (8'0" x 6'1")

Location

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

Directions

From the Rhos on Sea office turn towards the Promenade, turn left onto the Promenade, continue along this road passing the golf course on the left, turn right onto Penrhyn Beach Estate, right onto Penrhyn Beach East, follow the road round until Min Y Don is on your left.

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

Energy Performance Rating Band "C"

