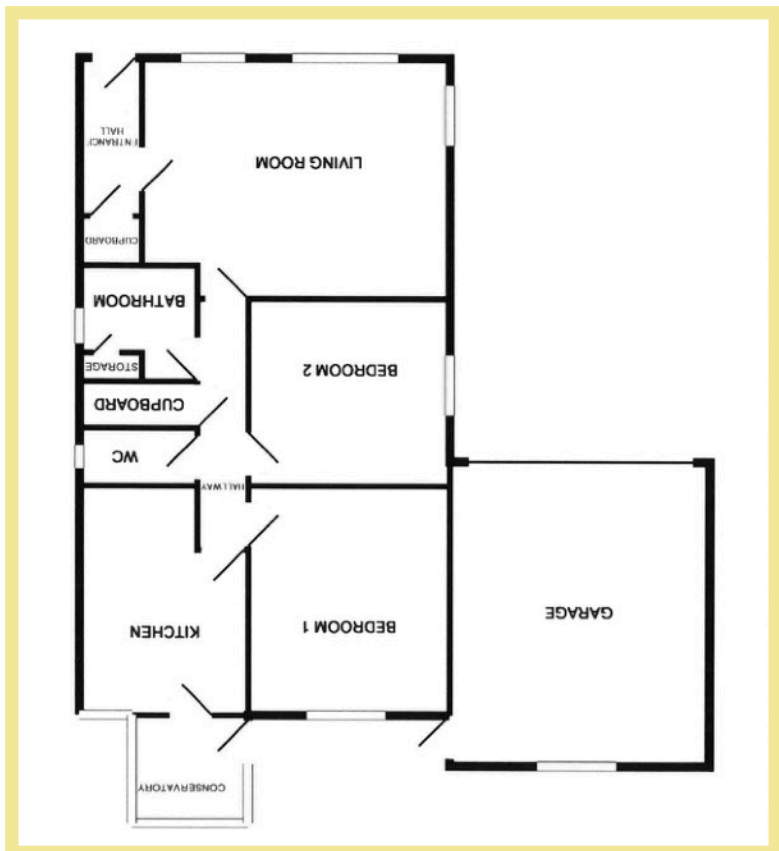


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.

[www.fletcherpoole.com](http://www.fletcherpoole.com)

Fletcher & Poole



23 Berwyn Gardens  
Penrhyn Bay  
LL30 3PE

# Two Bedroom Detached Bungalow Situated In A Sought After Location

## Description

This two bedroom detached bungalow is situated on the popular Penrhyn Beach Estate, walking distance to the local shops, promenade and beach. The accommodation briefly comprises of: Hallway, large lounge with dual aspect windows, kitchen, small conservatory, two double bedrooms, bathroom and separate w.c. The property has a south facing rear garden which is enclosed with a paved patio off the conservatory with lawned area and borders with well established plants and shrubs. To the front of the property there is off road parking and access to the garage. The property benefits from gas central heating and UPVC double glazing throughout. Viewing is essential to appreciate the location.

- ✓ TWO BEDROOM DETACHED BUNGALOW
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ WITHIN WALKING DISTANCE OF LOCAL AMENITIES, PROMENADE AND BEACH
- ✓ SOUTH FACING REAR GARDEN
- ✓ OFF ROAD PARKING & GARAGE
- ✓ NO CHAIN

## Lounge

5.05m x 3.92m (16'7" x 12'10")



## Kitchen

3.90m x 2.69m max (12'10" x 8'10")



## Conservatory

1.88m x 1.78m (6'2" x 5'10")

## W.C.

1.65m x 0.83m (5'5" x 2'9")

## Bedroom One

3.95m x 3.30m (12'11" x 10'10")

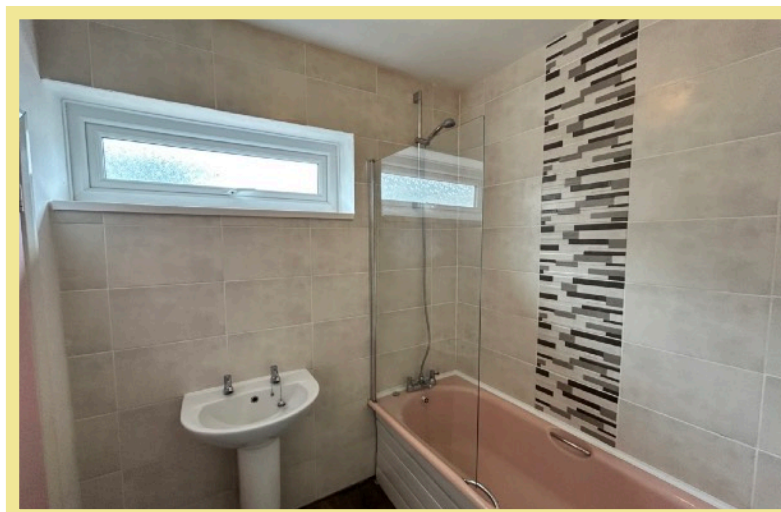


## Bedroom Two

3.33m x 3.31m (10'11" x 10'10")

## Bathroom

1.99m x 1.69m (6'7" x 5'7")



## Garage

5.53m x 2.75m (18'2" x 9'0")

## Location

The property is located in the popular area of Penrhyn Bay, 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 right towards the Promenade and left onto the Promenade, continue along this road merging onto Glan Y Mor Road, turn right onto Beach Road, turn left then left again onto Berwyn Gardens.

Council Tax Band: "D" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band: D

Two Bedroom  
Detached Bungalow

23 Berwyn Gardens  
Penrhyn Bay  
LL30 3PE

£279,950

Reference Number: RP3602  
28/05/2024

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](mailto:rhosonseafletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

