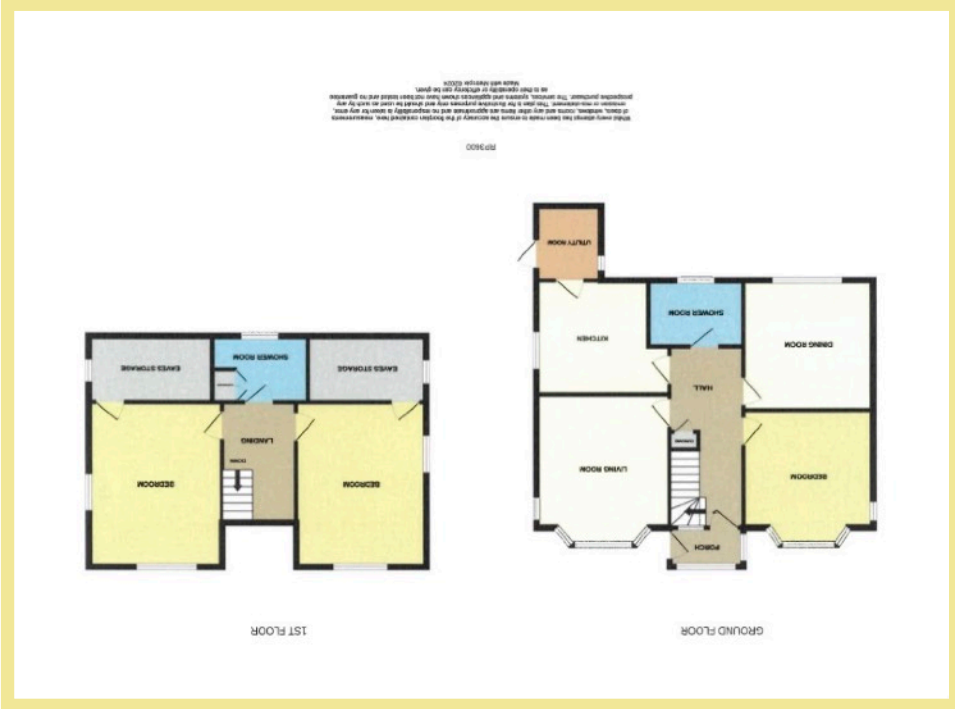


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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



98 Llandudno Road
Penrhyn Bay
LL30 3HL

Three Bedroom Detached Dormer Bungalow Situated In A Sought After Location

Description

This spacious three bedroom detached dormer bungalow is situated in the sought after area of Penrhyn Bay, walking distance to local shops, promenade and beach. The property benefits from ample off road parking and a garage to the front and enclosed south facing rear garden with paved patio seating area, lawned area with well established trees, plants and shrubs. The accommodation on the ground floor comprises of: Porch, spacious hallway, light lounge, 2nd reception room or bedroom, kitchen, utility room, dining room and shower room. Stairs lead up to the first floor where there are two double bedrooms, both with spacious under eaves storage rooms, and a shower room. The property benefits from gas central heating and UPVC double glazing throughout. Viewing is highly recommended to appreciate the spacious layout and location.

- ✓ IMMACULATELY PRESENTED THREE BEDROOM DETACHED DORMER BUNGALOW
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ WALKING DISTANCE TO LOCAL SHOPS, PROMENADE & BEACH
- ✓ OFF ROAD PARKING & GARAGE
- ✓ NO CHAIN

Porch

2.18m x 1.58m (7'2" x 5'2")

Hallway

4.96m x 2.01m (16'3" x 6'7")

Lounge

4.11m x 3.64m (13'6" x 11'11")



Dining Room

3.56m x 3.56m (11'8" x 11'8")

Kitchen

3.08m x 3.06m (10'1" x 10'0")

Utility Room

2.26m x 1.80m (7'5" x 5'11")

Bedroom Three (Second Reception Room)

3.67m x 3.54m (12'1" x 11'8")

Shower Room

2.55m x 1.81m (8'5" x 6'0")

Landing

3.31m x 2.01m (10'11" x 6'7")

Bedroom One

4.51m x 3.63m (14'10" x 11'11")



Eaves Storage

3.36m x 1.81m (11'0" x 6'0")

Bedroom Two

4.51m x 3.54m (14'10" x 11'7")

Eaves Storage

3.22m x 1.81m (10'7" x 6'0")

Shower Room

2.60m x 1.81m (8'7" x 6'0")



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, take the 2nd left after the golf course onto Pendorlan Road, continue to the roundabout and take the third exit onto Llandudno Road.

Council Tax Band: "F"

Energy Performance Rating Band "D"

3 Bedroom Detached Dormer Bungalow

98 Llandudno Road
Penrhyn Bay
LL30 3HL

£329,950

Reference Number: RP3600
29/05/24

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	80 C
39-54	E		
21-38	F		
1-20	G		