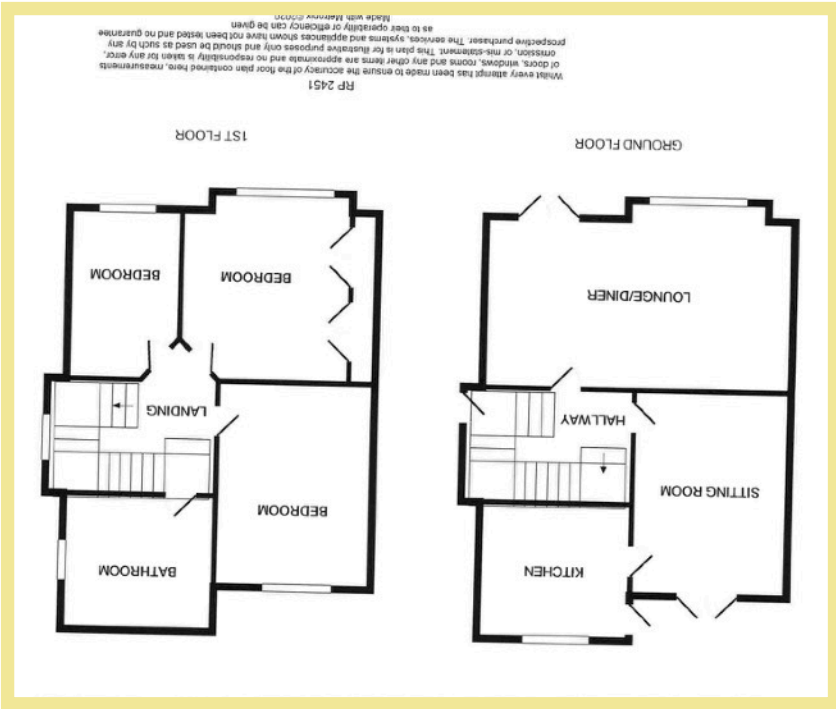


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact

www.fletcherpoole.com

Fletcher & Poole



37 Penrhyn Isaf Road
Penrhyn Bay
LL30 3LT

Three Bedroom Semi Detached House Situated In A Sought After Location

Description

This immaculate three bedroom semi detached house has undergone a process of renovation and updating in the last few years to include a new kitchen and bathroom internally and a raised garden to the front complete with glass balustrade and access from the lounge/diner. Ample off road parking has also been created to the front and side with a resin driveway and access to the garage and rear garden. The accommodation on the ground floor comprises hallway, light and spacious lounge/diner with access to the front garden, sitting room with access to the rear garden and kitchen. To the first floor there are three bedrooms, the master with fitted wardrobes and a modern and contemporary bathroom.

- ✓ IMMACULATE THREE BEDROOM SEMI DETACHED HOUSE
- ✓ LIGHT & SPACIOUS ACCOMMODATION RENOVATED BY THE PRESENT OWNERS
- ✓ SITUATED IN A SOUGHT AFTER AREA
- ✓ GARDEN TO THE FRONT & REAR, AMPLE OFF ROAD PARKING & GARAGE

Lounge/Diner

5.86m x 3.28m (19'3" x 10'9")



Sitting Room

4.14m x 3.03m (13'7" x 9'11")

Kitchen

2.71m x 2.65m (8'11" x 8'8")



Bedroom One

3.67m x 3.27m (12'0" x 10'9")

Bedroom Two

3.90m x 3.02m (12'10" x 9'11")



Bedroom Three

3.29m x 1.98m (10'10" x 6'6")

Bathroom

2.70m x 2.59m (8'11" x 8'6")



Garage

3.20m x 2.31m (10'6" x 7'7")

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, then left onto the Promenade, continue along pass the golf course, turn left onto Pendorlan Road, right onto Penrhyn Isaf Road.

Council Tax Band: "E"

Energy Performance Rating Band "D"

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

3 Bedroom Semi Detached House

37 Penrhyn Isaf Road
Penrhyn Bay
LL30 3LT

£324,950

Reference Number: RP2451
12/06/24

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

