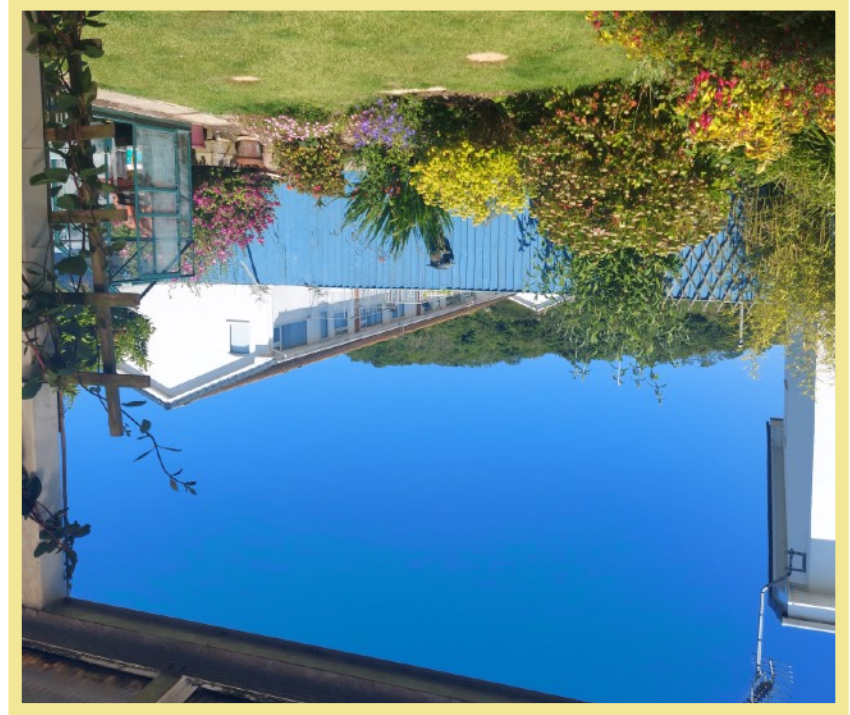


We endeavor to make our sales details accurate and reliable but they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment 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



2 Bryn Mor Court
Penrhyn Bay
LL30 3PA

Three Bedroom Link Detached Bungalow Situated On The Sought After Penrhyn Beach Development

Description

This three bedroom link detached bungalow is situated on the sought after Penrhyn Beach development, walking distance to the local shops, schools, promenade and beach.

The well planned accommodation which has recently been extensively refurbished benefits from a third bedroom and ensuite in the converted garage. In brief the accommodation comprises of: Porch, hallway with built in storage, lounge/kitchen/diner with patio doors out to the covered patio area, utility room, two double bedrooms, shower room, third double bedroom with ensuite in the converted garage. To the front there is ample off road parking. The rear enclosed garden is mainly laid to lawn with well established plants & shrubs, greenhouse and shed. There is a covered patio seating area which is an ideal spot for outside dining and entertaining. The property benefits from gas central heating and UPVC double glazing throughout. Viewing is highly recommended to appreciate the layout and location of this well planned property.

- ✓ THREE BEDROOM LINK DETACHED BUNGALOW
- ✓ DOUBLE BEDROOM WITH ENSUITE IN THE CONVERTED GARAGE
- ✓ ENCLOSED REAR GARDEN WITH COVERED PATIO SEATING AREA
- ✓ AMPLE OFF ROAD PARKING
- ✓ SITUATED ON THE SOUGHT AFTER PENRHYN BEACH DEVELOPMENT
- ✓ WALKING DISTANCE TO LOCAL SHOPS, SCHOOLS, PROMENADE AND BEACH

Lounge/Kitchen/Diner

4.82m x 3.90m (15'10" x 12'10")



Utility Room

4.81m x 2.14m (15'9" x 7'0")



Bedroom One

3.62m x 3.24m (11'11" x 10'8")



Bedroom Two (currently used as a lounge)

3.62m x 2.76m (11'11" x 9'1")



Bedroom Three

4.41m x 2.40m (14'6" x 7'11")

Ensuite

2.43m x 1.18m (8'0" x 3'11")

Shower Room

2.02m x 1.66m (6'8" x 5'6")

Location

The property is located on the Penrhyn Beach Estate 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 towards the Promenade and then left onto the Promenade, continue along this road passing the golf course on the left, turn right onto Penrhyn Beach Estate, turn right onto Penrhyn Beach East and take the first left onto Bryn Mor Court.

Council Tax Band: "E"

Energy Performance Rating Band "C"

3 Bedroom
Link Detached
Bungalow

2 Bryn Mor Court
Penrhyn Bay
LL30 3PA

£325,000

Reference Number: RP3438
26/06/24

Fletcher & Poole,
1A, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

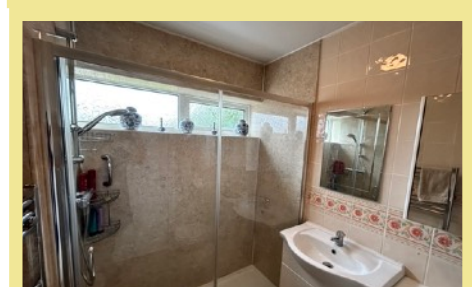
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		