

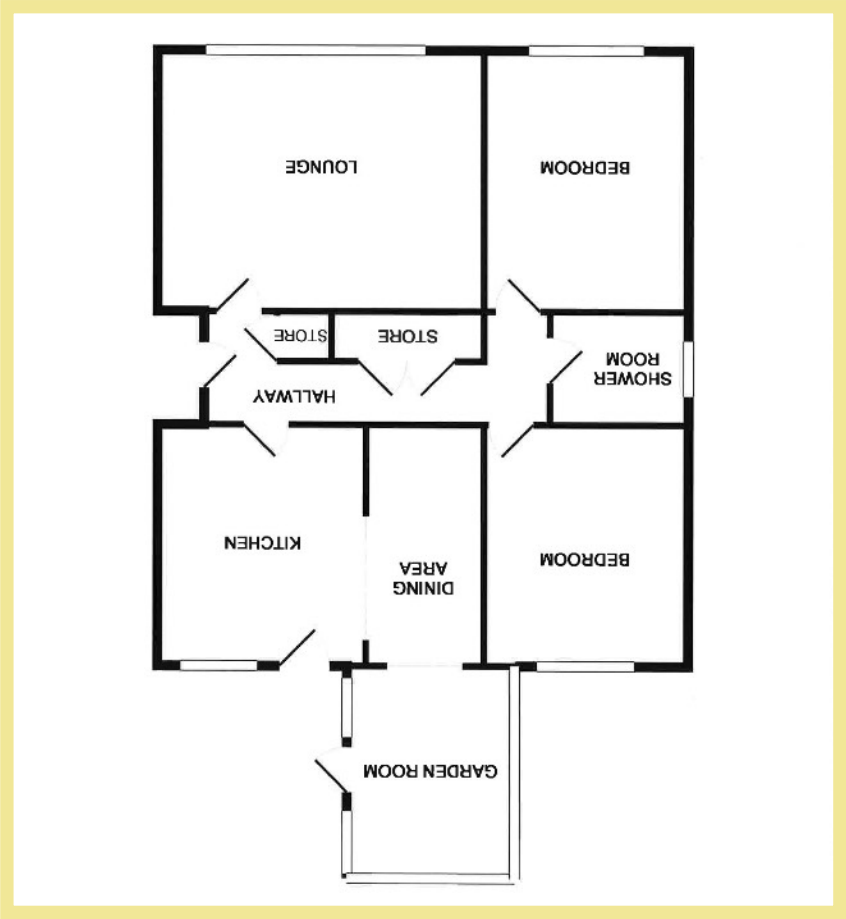
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com

Fletcher & Poole



29 Penrhyn Beach East  
Penrhyn Bay  
Conwy  
LL30 3NY



# Immaculately Presented Two Bedroom Link Detached Bungalow

## Description

This immaculately presented two bedroom link detached bungalow is situated close to the local amenities of Penrhyn Bay and only a few minutes walk to Angel Bay and the promenade. The property benefits from UPVC double glazing and gas central heating. Viewing is highly recommended to appreciate the presentation throughout, open plan kitchen/diner and location. The well planned accommodation has been lovingly maintained by the present owner and in recent years has been redecorated throughout and with a new modern kitchen installed and a shower room. The accommodation comprises of hallway, lounge, modern kitchen with integrated appliances which leads into a dining area which in turn leads into a conservatory/sunroom, two double bedrooms and shower room. There is a good size garage with a workshop area to the rear, ample off road parking and beautifully landscaped garden to the front and rear.

- ✓ TWO BEDROOM LINK DETACHED BUNGALOW
- ✓ LOCATED ON THE POPULAR PENRHYN BEACH ESTATE
- ✓ IMMACULATELY PRESENTED & MAINTAINED

## Lounge

16'1" x 12'8" (4.90m x 3.86m)



## Kitchen

11'10" x 9'10" (3.60m x 3.00m)



## Dining Area

11'10" x 5'8" (3.60m x 1.72m)

## Conservatory/Garden Room

10'5" x 7'8" (3.17m x 2.33m)

## Bedroom One

12'9" x 9'10" (3.88m x 3.00m)



## Bedroom Two

11'9" x 10'0" (3.58m x 3.05m)



## Shower Room

5'6" x 6'9" (1.67m x 2.06m)

## Garage

22'3" x 19'11" (6.78m x 6.07m)

## 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 towards the Promenade, turn left onto the Promenade, continue along this road passing the golf course on the left, turn right onto Beach Road and left onto Penrhyn Beach East where number 29 can be found on the right hand side.

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

Energy Performance Rating Band D

2 Bedroom  
Link Detached  
Bungalow

29 Penrhyn Beach  
East  
Penrhyn Bay  
Conwy  
LL30 3NY

£342,500

Reference Number:RP1690  
1/05/2024

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)

