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Fletcher & Poole



33 Morfa Road
Penrhyn Bay
LL30 3PT

Spacious Two Bedroom Semi Detached Bungalow Situated In A Desirable Location Steps Away From The Promenade, Beach & Golf Course

Description

This spacious two bedroom semi detached bungalow is situated in the desirable location of Penrhyn Bay, steps away from the promenade, beach and golf course. Close to the local shops and amenities in both Penrhyn Bay and Rhos on Sea. The accommodation briefly comprises of:-
Porch, hallway, spacious lounge with bay window taking in the views across the golf course, 2nd reception room/dining room, kitchen with utility cupboard and pantry/store, good sized conservatory, two double bedrooms-one at the front and one to rear and bathroom. To the rear the conservatory opens out onto the enclosed rear garden which has recently been paved for low maintenance with patio seating areas. Access to the garage which has a power supply at the side through a gate. To the front of the property is a driveway with ample off road parking and garden, paved with borders of well established plants & shrubs. The property benefits from UPVC double glazing and gas central heating throughout. Viewing is essential to appreciate this spacious accommodation and desirable location.

- ✓ SPACIOUS TWO BEDROOM SEMI DETACHED BUNGALOW
- ✓ CONSERVATORY
- ✓ DETACHED GARAGE
- ✓ ENCLOSED REAR GARDEN
- ✓ AMPLE OFF ROAD PARKING
- ✓ STEPS AWAY FROM THE PROMENADE, BEACH & GOLF COURSE
- ✓ NO CHAIN

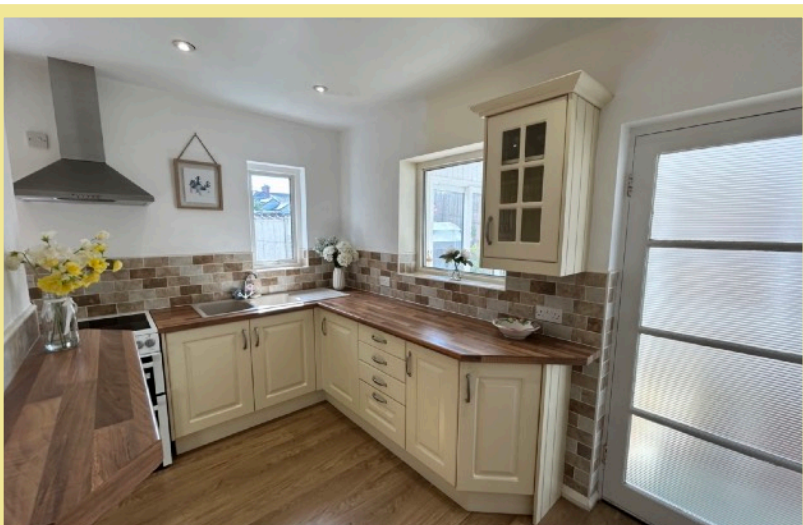
Lounge

5.23m x 3.89m (17'2" x 12'9")



Kitchen

3.19m x 3.38m (10'6" x 11'1")



Hall

4.51m x 1.61m (14'10" x 5'4")

Porch

1.63m x 1.04m (5'4" x 3'5")

Second Reception Room/Dining Room

3.93m x 3.43m (12'11" x 11'3")



Conservatory

3.74m x 2.46m (12'3" x 8'1")

Bedroom One

4.12m x 3.95m (13'6" x 13'0")



Bedroom Two

3.62m x 3.02m (11'11" x 9'11")

Bathroom

2.85m x 1.91m (9'4" x 6'3")

Garage

5.08m x 2.45m (16'8" x 8'4")

Location

The property is located in the popular area of Penrhyn Bay, close to a bus route and the golf course. Within easy reach of Llandudno and close to the popular seaside resort of Rhos on Sea.

Directions

From the Rhos On Sea office turn right towards the Promenade, turn left onto the Promenade, continue along Marine Drive, pass the golf course on the left, take the next left turn onto Morfa Road.

Council Tax Band: "E"

Energy Performance Rating Band "D"

2 Bedroom
Semi Detached
Bungalow

33 Morfa Road
Penrhyn Bay
LL30 3PT

£284,950

Reference Number:RP3684
15/08/24

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		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		