

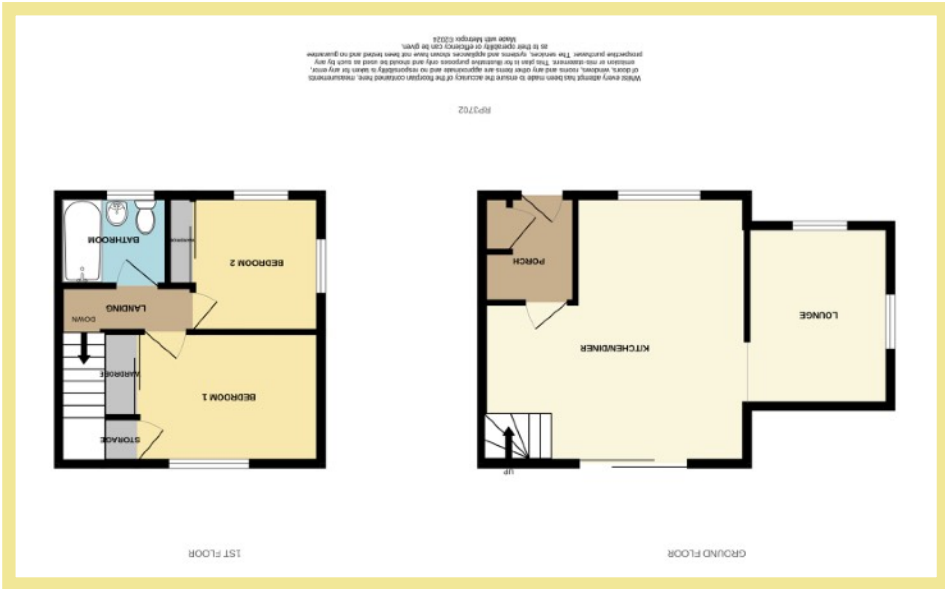
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com

Fletcher & Poole



2 Tan Y Coed
Penrhynside
LL30 3DX



Immaculately Presented Two Bedroom Semi Detached House With Stunning Countryside & Coastline Views

Description

Due to its elevated position the views are stunning from this two bedroom semi detached house stretching from the coast and over the hills to Glanwyddan and beyond. Situated at the entrance to a quiet cul-de-sac in the sought after village of Penrhynside, walking distance to the local pub, local shops and amenities in Penrhyn Bay. The property has off road parking with an enclosed garden to the side which is mainly laid to lawn with well established plants and shrubs. The accommodation comprises of:- Entrance porch with storage cupboard, open plan kitchen/diner, lounge. Stairs lead up to the two double bedrooms, both with fitted wardrobes and bathroom. Bedroom one also enjoying the stunning views. Patio doors lead out from the kitchen/diner to an elevated decked area which is an ideal place for outside dining & entertaining to enjoy the spectacular views, especially at sunset. The property benefits from gas central heating and UPVC double glazing throughout. Viewing is essential to appreciate the location and views.

- ✓ IMMACULATEDLY PRESENTED TWO BEDROOM SEMI DETACHED HOUSE
- ✓ ELEVATED POSITION WITH STUNNING VIEWS OVER THE COASTLINE AND COUNTRYSIDE
- ✓ OPEN PLAN KITCHEN/DINER
- ✓ OFF ROAD PARKING
- ✓ SITUATED IN A SOUGHT AFTER VILLAGE

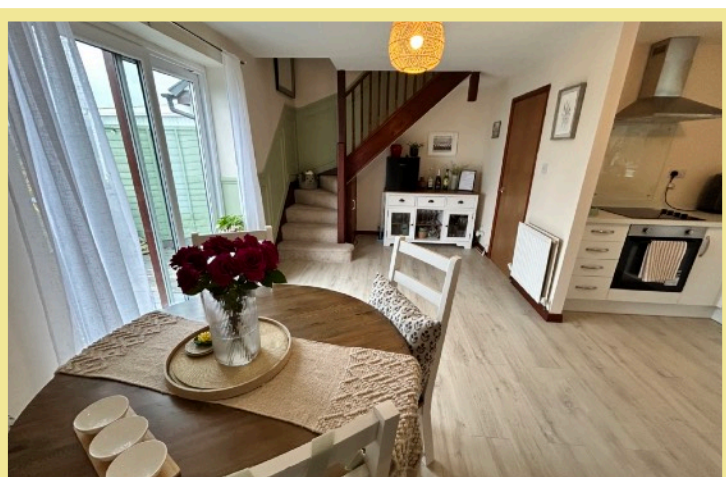
Lounge

3.36m x 2.65m (11'0" x 8'8")



Kitchen/Diner

5.02m x 4.99m (16'6" x 16'5")



Porch

1.99m x 1.72m (6'7" x 5'8")

Bedroom One

3.43m x 2.37m (11'3" x 7'9")



Bedroom Two

2.55m x 2.38m (8'5" x 7'10")

Bathroom

2.02m x 1.67m (6'8" x 5'6")



Location

The property is located in the popular area of Penrhyn Bay, 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, follow this road to the roundabout in Penrhyn Bay, take the second exit onto Trafford Park, follow the road round to the right, turn right onto Oliver Jones Drive and follow this road to the T Junction, turn right here and then Tan Y Coed can be found on the left.

Council Tax Band: "D" (provided on www.voa.gov.uk)

Energy Performance Rating Band C

2 Bedroom
Semi Detached
House

2 Tan Y Coed
Penrhynside
LL30 3DX

£214,950

Reference Number: RP3702
5/09/24

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:
rhosonseaf@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		