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Fletcher & Poole



Spacious Three Bedroom Detached Bungalow Situated In A Sought After Location

Description

This deceptively spacious three bedroom detached bungalow is situated in a sought after residential location close to the amenities of Penrhyn Bay and only a short walk to Angel Bay and the promenade. The well maintained property has well planned accommodation and benefits from a lovely modern open plan kitchen and dining room with integrated appliances and access to the rear garden. Viewing is recommended to appreciate the size and layout. Outside to the front there is ample off road parking and access to the garage which has a utility area. The good size rear garden is enclosed and laid for easy maintenance.

The accommodation comprises porch, open plan kitchen and dining room, lounge, three bedrooms and a good size family bathroom with separate bath and shower. There is UPVC double glazing and gas central heating.

- ✓ SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- ✓ WELL MAINTAINED PROPERTY WITH WELL PLANNED ACCOMMODATION
- ✓ BENEFITS FROM MODERN OPEN PLAN KITCHEN DINER WITH ACCESS TO GARDEN
- ✓ SITUATED IN A SOUGHT AFTER LOCATION CLOSE TO UTILITIES & ANGEL BAY
- ✓ OFF ROAD PARKING, GARAGE & ENCLOSED REAR GARDEN LAID FOR EASY MAINTENANCE

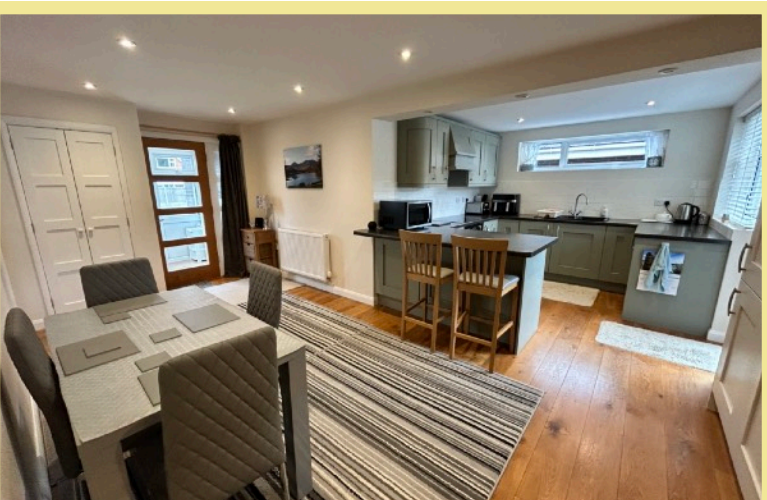
Lounge

4.54m x 3.57m (14'11" x 11'9")



Kitchen/Dining Room

5.41m x 5.57m (17'9" x 18'3") Maximum



Porch

1.88m x 1.52m (6'2" x 5'0") Maximum

Bedroom One

3.66m x 2.70m (12'0" x 8'11")



Bedroom Two

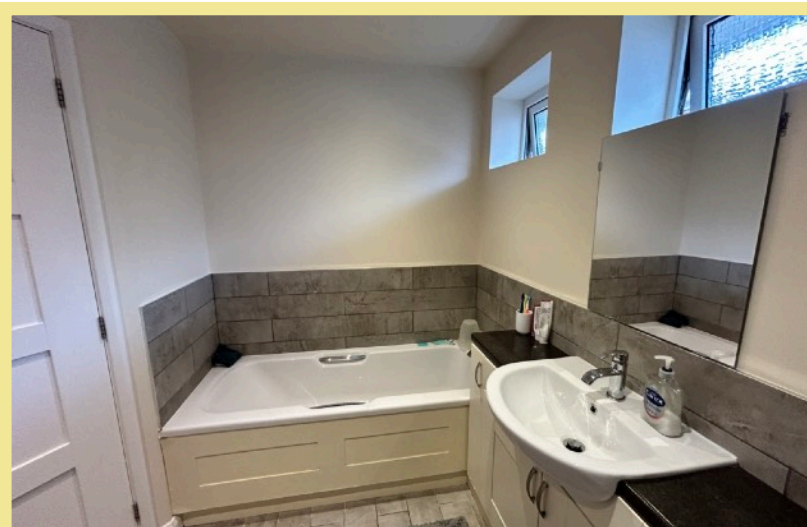
3.68m x 2.67m (12'1" x 8'9")

Bedroom Three

2.80m x 1.96m (9'2" x 6'5")

Bathroom

2.44m x 2.26m (8'0" x 7'5")



Garage

4.97m x 2.93m (16'4" x 9'7")

Location

The property is conveniently located in Penrhyn Bay close to the local shops and other amenities, close to the golf course. The Victorian resort of Llandudno is approximately three miles distance.

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 Penrhyn Beach Estate, left onto Penrhyn Beach West and take the fourth right turn onto Lon Mynach and Maes Y Mor is on the left.

Council Tax Band: "E" (provided on www.vo.gov.uk)

Energy Performance Rating Band D

3 Bedroom
Detached
Bungalow

3 Maes Y Mor
Penrhyn Bay
LL30 3RE

£375,000

Reference Number: RP3710
9/09/24

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: rhosonseafletcherpoole.com
web: www.fletcherpoole.com

