

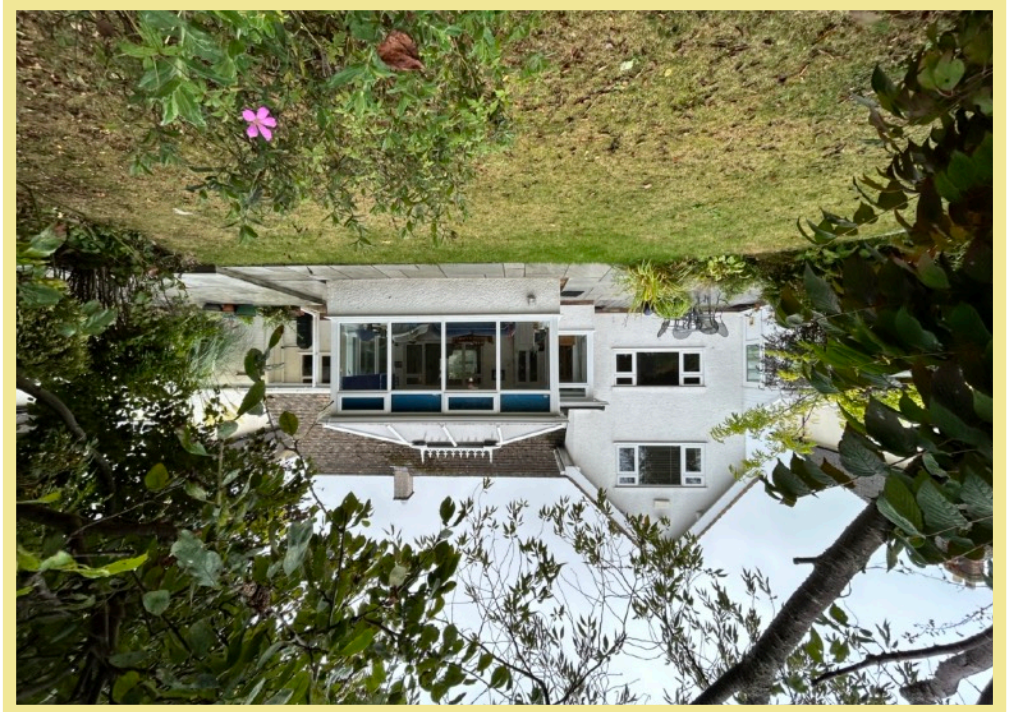
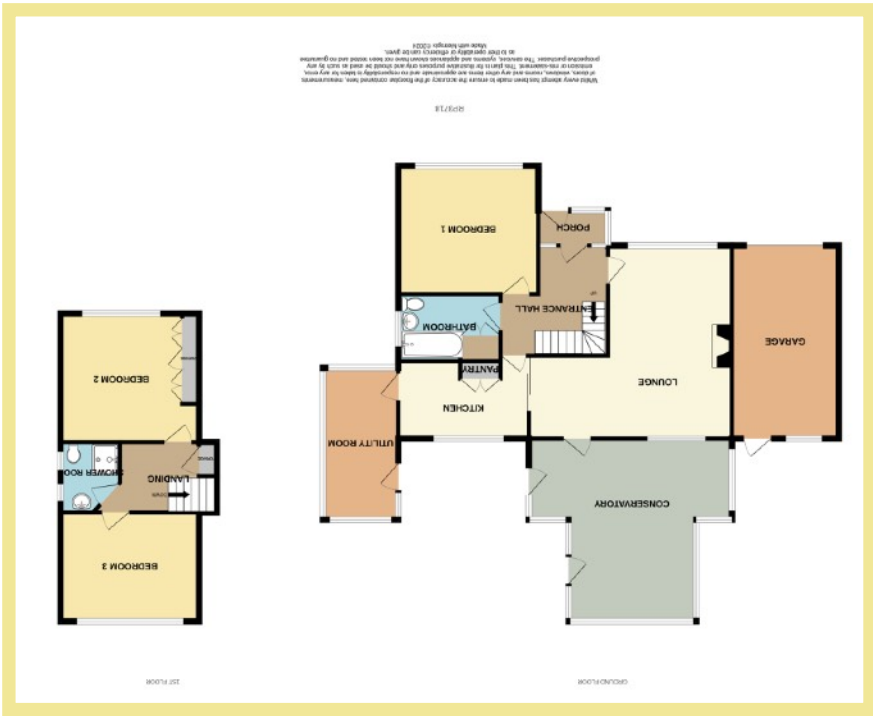
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole



70 Llanrhos Road
Penrhyn Bay
LL30 3HY

Spacious Three Bedroom Detached Dormer Bungalow Situated In A Sought After Location

Description

This spacious three bedroom detached dormer bungalow is situated in a sought after location, walking distance to the local shops, promenade, beach and other amenities in Penrhyn Bay.

The accommodation on the ground floor comprises of:- Entrance porch, hallway, spacious L-shaped lounge/diner, fully fitted kitchen with pantry and integrated freezer, gas hob and electric oven and grill, utility room, large conservatory, bedroom and family bathroom.

Stairs lead up to the first floor from the entrance hallway to a further two double bedrooms, both with fitted wardrobes and a shower room.

To the rear the enclosed garden is laid to lawn with well established trees, plants & shrubs making it very private with a paved patio seating area directly out from the conservatory which is an ideal place for outside dining and entertaining. Access into the garage which has plumbing for a second washing machine.

The property had a new gas central heating combi boiler, radiators and shower in 2019.

To the front there is ample off road parking on the driveway and gardens also laid to lawn.

- ✓ SPACIOUS THREE BEDROOM DETACHED DORMER BUNGALOW
- ✓ LARGE CONSERVATORY
- ✓ PRIVATE ENCLOSED REAR GARDEN WITH PAVED PATIO SEATING AREA
- ✓ AMPLE OFF ROAD PARKING ON THE DRIVEWAY
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ WALKING DISTANCE TO LOCAL SHOPS, PROMENADE & BEACH
- ✓ ENJOYS COUNTRYSIDE VIEWS OVER GLANWYDDEN & THE GOLF COURSE

Porch

6'5" x 3'3" (1.96m x 0.99m)

Lounge/Diner

18'10" x 17'10" (5.75m x 5.45m)



Kitchen

12'10" x 10'2" (3.92m x 3.09m)



Utility Room

14'1" x 7'0" (4.30m x 2.13m)

Conservatory

18'10" x 17'0" (5.75m x 5.19m)



Bedroom One

12'11" x 11'11" (3.94m x 3.62m)



Bathroom

9'6" x 6'4" (2.88m x 1.92m)

Bedroom Two

11'11" x 10'11" (3.62m x 3.33m)

Bedroom Three

13'0" x 10'2" (3.97m x 3.09m)

Shower

6'5" x 3'10" (1.95m x 1.17m)

Garage

18'0" x 9'10" (5.48m x 2.99m)

Location

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

Directions

From the Rhos On Sea office turn right towards the Promenade, turn right onto the Promenade and first right onto Rhos Road (B5116) Continue to the traffic lights and turn right onto Llandudno Road (B5115) Continue into Penrhyn Bay, at the mini roundabout turn left onto LLanrhos Road.

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

Energy Performance Rating Band E

3 Bedroom
Detached
Dormer Bungalow

70 LLanrhos Road
Penrhyn Bay
LL30 3HY

£374,950

Reference Number:RP3718
16/09/24

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

