

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 on your behalf.

www.fletcherpoole.com

Fletcher & Poole



50 Ormeside
Penrhynside
LL30 3DY



Beautifully Presented Three Bedroom Semi Detached House Enjoying Far Reaching Coastline & Countryside Views

Description

This beautifully presented three bedroom semi detached house is situated close to the amenities of Penrhyn Bay and Llandudno. Deceptively spacious the accommodation is laid over three floors and benefits from three double bedrooms and far reaching coastline and countryside views. Outside there are seating areas to the front and rear of the property. The accommodation on the ground floor comprises of modern kitchen/diner with direct access onto an outside seating area and utility room. Stairs lead to the first floor where there is also access outside, hallway, light and spacious lounge and double bedroom. On the second floor there are two double bedrooms, one with the most spectacular views and a shower room. There is gas central heating and upvc double glazing.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- ✓ ACCOMMODATION LAID OVER THREE FLOORS & BENEFITTING FROM THREE DOUBLE BEDROOMS
- ✓ FAR REACHING COASTLINE & COUNTRYSIDE VIEWS
- ✓ SEATING AREAS TO FRONT & REAR OF PROPERTY & OFF ROAD PARKING
- ✓ NO CHAIN

Kitchen/Diner

15'8" x 8'9" (4.77m x 2.65m)



Lounge

16'4" x 16'3" (4.97m x 4.94m) Maximum



Utility

8'5" x 3'11" (2.56m x 1.20m)

Bedroom One

10'11" x 9'8" (3.32m x 2.93m)



Bedroom Two

9'11" x 9'9" (3.02m extending to 3.98m (13'1") x 2.98m)

Bedroom Three

10'11" x 10'6" (3.33m x 3.20m)

Shower Room

7'11" x 5'4" (2.40m x 1.62m)



Location

The property is located in an elevated position in the semi-rural Village of Penrhynside. It is within close proximity of the local shops, supermarket, schools and other amenities of Penrhyn Bay. The popular Victorian Resort of Llandudno with its wealth of shops, cafes, restaurant and attractions is 2 miles in 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, at the roundabout take the third exit towards Llandudno. Just before the "Llandudno welcomes you" sign take the left turn for Penrhynside. Proceed into the village, bearing left onto Fron Deg Road and Ormeside can be found on the left.

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

Energy Performance Rating Band D

3 Bedroom
Semi Detached
House

50 Ormeside
Penrhynside
LL30 3DY

£199,950

Reference Number: RP3241
23/09/24

Fletcher & Poole,
1a, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

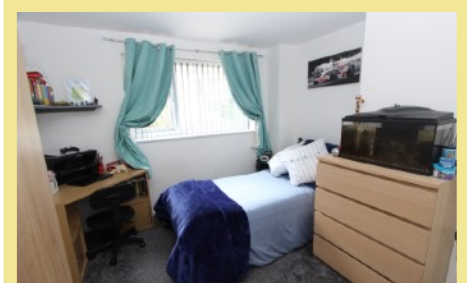
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	80 C
39-54	E		
21-38	F		
1-20	G		