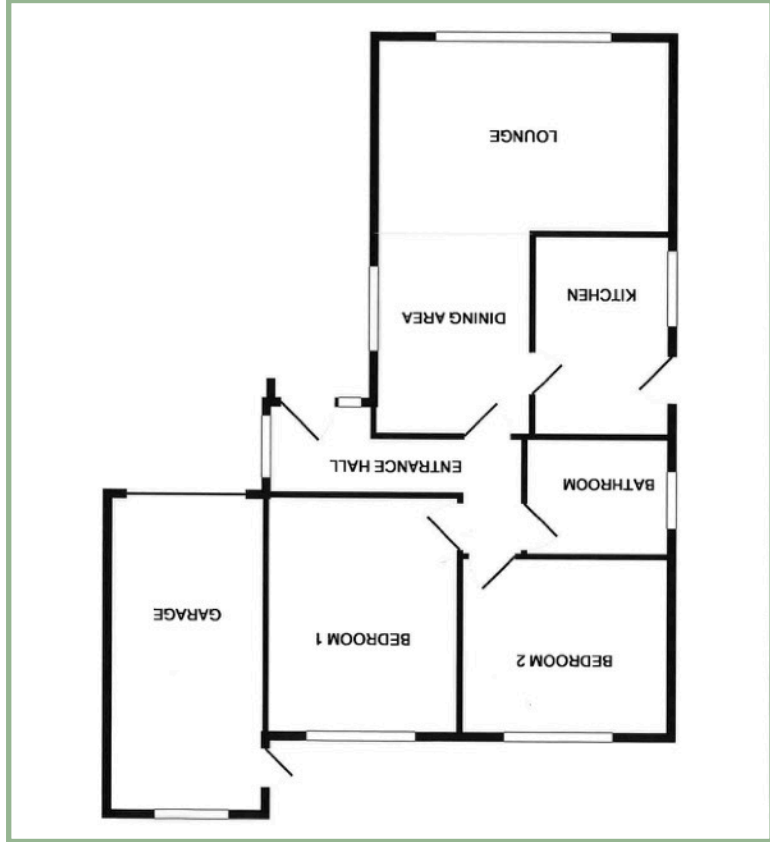


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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

www.fletcherpoole.com



7 TAN RHIW
PENRHYN BAY
CONWY
LL30 3RB

Two Bedroom Detached Bungalow In Quiet Cul-De-Sac Location

Description

This two bedroom detached bungalow is situated in a quiet cul-de-sac location in the sought after area of Penrhyn Beach West, close to all amenities and easy walking distant to Angel Bay and the Promenade.

The well presented and maintained property also benefits from a garage and ample off road parking and views of the Little Orme to the front aspect. The accommodation comprises: Hallway, lounge/diner with access to the kitchen, two double bedrooms and bathroom. There is gas central heating and upvc double glazing. There is driveway parking to the side with access to a garage, lawn area to the front and an enclosed rear garden.

- ✓ TWO BEDROOM DETACHED BUNGALOW
- ✓ WELL PRESENTED & MAINTAINED ACCOMMODATION WITH GARAGE & OFF ROAD PARKING
- ✓ SITUATED IN A SOUGHT AFTER LOCATION

Accommodation

Upvc double glazed door with glazed inset gives access into:

Hallway

Upvc double glazed window to side aspect, central heating radiator, built in store cupboard housing boiler, access to loft.

Lounge/Diner

21' 5" x 16' 6.52m x 4.86m Upvc double glazed window to front aspect with views of the Little Orme, upvc double glazed window to side aspect, two central heating radiators, television point, timber fire surround with marble inset and hearth and gas flame effect fire, telephone point, door leads through to:



Kitchen

10' 5" x 7' 1" max 3.18m x 2.15m Upvc double glazed door with glazed inset to side and rear of property, upvc double glazed window to side aspect, range of wall and base units with worktops over, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor fan over, fridge/freezer, tiled splash-back.



Bedroom One

12' 10" x 10' 3" 3.92m x 3.13m Upvc double glazed window to rear aspect, central heating radiator.



Bedroom Two

11' 3" x 9.6m 3.43m x 2.89m Upvc double glazed window to rear aspect, central heating radiator.

Bathroom

7' 8" x 6' 6" 2.34m x 1.98m Upvc double glazed window to rear aspect, central heating radiator.

Outside

To the front of the property is a driveway allowing ample off road parking and leading to the garage, there is a lawned area with border surround with established plants and shrubs. A timber gate to the side of the property gives access to rear garden with lawned area with well established plants and trees, seating area.



Garage

18' 2" x 8' 6" 5.55m x 2.58m Up and over door, side door to rear garden, window to rear, gas meter, water point.

Location

The property is located on the Penrhyn Beach Estate in the popular area of Penrhyn Bay. Within easy reach of Llandudno and close to the popular seaside resort town of Rhos On Sea.

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, Tan Rhiw can be found on the right.

Council Tax Band: E (provided on voa.gov.uk)

Energy Performance Rating Band D

2 Bedroom
Detached
Bungalow

7 TAN RHIW
PENRHYN BAY
CONWY
LL30 3RB

£299,950

Reference Number RP2165
26/09/2024

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

