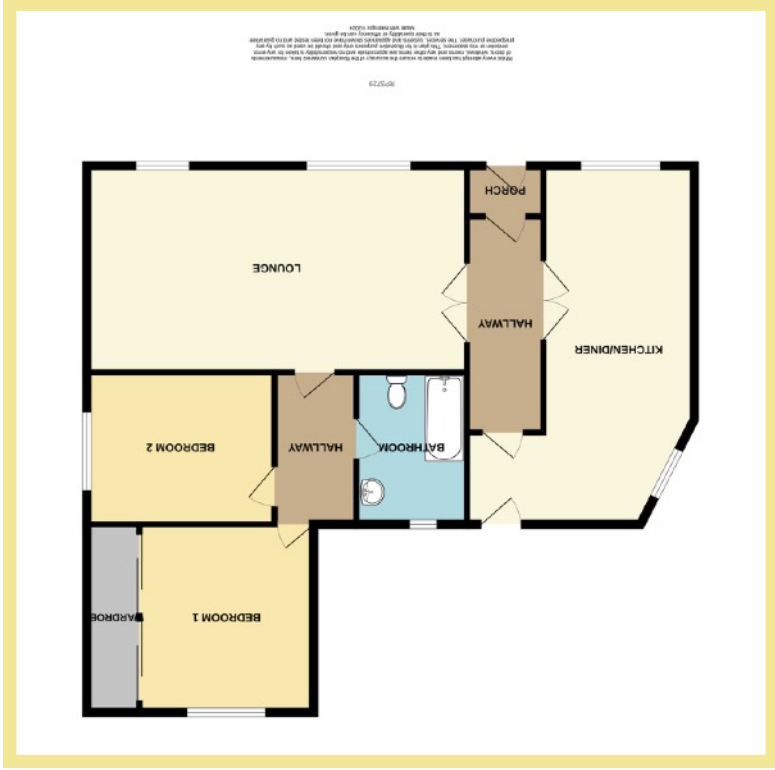


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sales reliable they do an seller

Fletcher & Poole



4 Hartsville Avenue  
Penrhyn Bay  
LL30 3HS

# Spacious Two Bedroom Detached Bungalow Situated In A Sought After Residential Location

## Description

This spacious two bedroom detached bungalow is situated in the sought after residential location of Penrhyn Bay.

Walking distance to the local shops, promenade, beach and bus route.

Viewing is highly recommended to appreciate the spacious layout and prime location.

In brief the accommodation comprises of:-

Entrance porch, hallway, spacious lounge, L shaped kitchen/diner, two double bedrooms, one with fitted wardrobes and bathroom.

Outside to the rear there is an enclosed rear courtyard garden, paved for low maintenance.

To the front there is a gated driveway for off road parking, small garden with trees and plants with countryside views.

The property benefits from gas central heating and UPVC double glazing throughout.

- ✓ TWO BEDROOM DETACHED BUNGALOW
- ✓ L-SHAPED KITCHEN/DINER
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, PROMENADE, BEACH & BUS ROUTE

## Porch

1.46m x 0.98m (4'10" x 3'3")

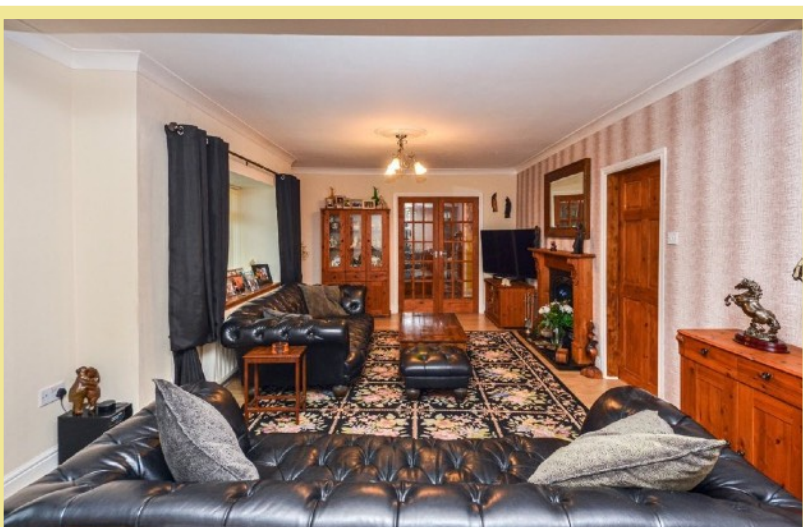
## Kitchen Diner

4.86m x 3.32m (16'0" x 10'11")



## Lounge

7.26m x 3.95m (23'10" x 13'0")



## Hallway

2.81m x 1.47m (9'3" x 4'10")

## Bedroom One

3.61m x 3.25m (11'10" x 10'8") To fitted wardrobes



## Bedroom Two

3.50m x 2.93m (11'6" x 9'8")

## Bathroom

2.89m x 1.79m (9'6" x 5'11")



## Location

The property is conveniently located in Penrhyn Bay close to the local shops 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 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, turn right onto Hartsville Avenue.

Council Tax Band: "E"

Energy Performance Rating Band D

2 Bedroom  
Detached  
Bungalow

4 Hartsville Avenue  
Penrhyn Bay  
LL30 3HS

£295,000

Reference Number: RP3729  
24/09/24

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](http://www.fletcherpoole.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	67 D
39-54	E		
21-38	F		
1-20	G		