



# Two Bedroom Mid Terrace House With Far Reaching Coast & Countryside Views Situated In A Sought After Location

## Description

This two bedroom mid terrace house has recently been completely redecorated. Situated close to the local shops, schools, promenade and beach in the sought after location of Penrhyn Bay. Light, spacious and well planned with a good sized modern fitted kitchen/diner with integrated appliances the house also benefits from a loft room which is currently used as a bedroom. Viewing is highly recommended to appreciate the spacious layout, presentation and location. The accommodation comprises of:- Entrance porch, lounge, kitchen/diner, utility room, w.c, rear porch. Stairs lead up from the lounge to the first floor where there are two double bedrooms and a bathroom. Further stairs lead up to the loft room. To the rear of the house is an enclosed garden, laid to artificial lawn for low maintenance and patio seating area. Far reaching coast & countryside views are seen from the front and views of the mountains from the rear. The property benefits from gas central heating and UPVC double glazing throughout.

- ✓ TWO BEDROOM MID TERRACE HOUSE
- ✓ RECENTLY COMPLETELY REDECORATED
- ✓ GOOD SIZE OPEN PLAN KITCHEN/DINER
- ✓ LOFT ROOM
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ CLOSE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH
- ✓ FAR REACHING COAST & COUNTRYSIDE VIEWS
- ✓ NO CHAIN

## Porch

1.26m x 1.20m (4'2" x 3'11")

## Lounge

3.67m x 3.64m (12'0" x 11'11")



## Kitchen/Diner

5.54m x 4.00m (18'2" x 13'2")



## Utility Room

2.36m x 1.35m (7'9" x 4'5")

## W.C.

1.35m x 1.10m (4'5" x 3'8")

## Rear Porch

2.93m x 1.20m (9'8" x 3'11")

## Bedroom One

3.65m x 3.10m (12'0" x 10'2")



## Bedroom Two

3.25m x 2.86m (10'8" x 9'5")

## Bathroom

2.80m x 1.77m (9'2" x 5'10")



## Loft Room

4.57m x 3.18m (15'0" x 10'5")

## 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 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 and take the fourth right onto Marine Terrace.

Council Tax Band: "C"  
Energy Performance Rating Band D

2 Bedroom  
Mid Terrace  
House

8 Marine Terrace  
Penrhyn Bay  
LL30 3LA

£194,950

Reference Number:RP3732  
3/10/24

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)

