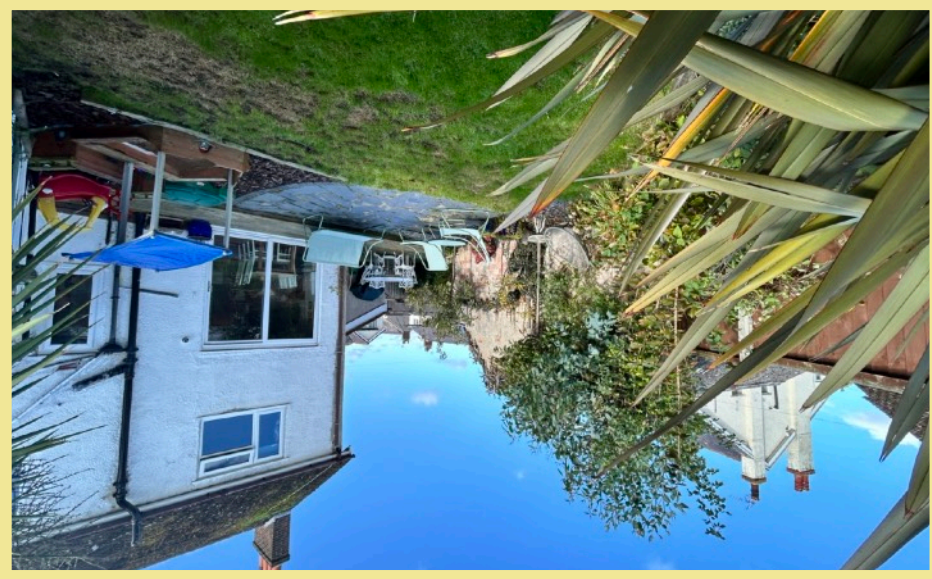
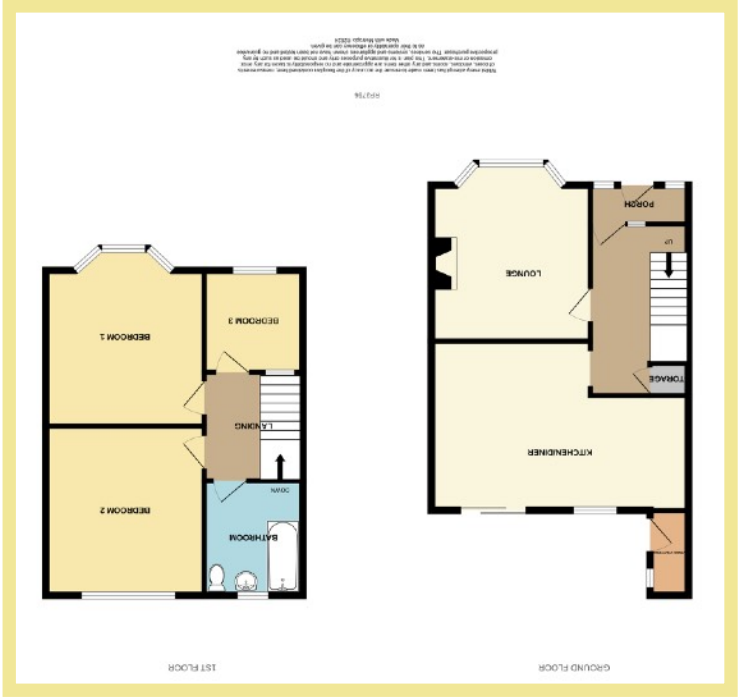


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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

www.fletcherpoole.com



51 Penrhos Drive  
Penrhyn Bay  
LL30 3LP

# Three Bedroom Semi Detached House In A Desirable Residential Location

## Description

This three bedroom semi detached house is situated in the desirable residential location of Penrhyn Bay. Walking distance to the promenade, beach, schools, local shops & amenities.

The light and spacious well planned family home benefits from off road parking, open plan kitchen/diner, detached garage and enclosed rear garden.

The accommodation on the ground floor comprises of:- Porch, hallway with understairs storage, lounge with bay window, open plan kitchen/diner with French doors leading out onto the garden.

To the first floor there are two good sized double bedrooms, one with bay window, single bedroom and spacious family bathroom.

Benefitting from gas central heating and UPVC double glazing throughout.

To the rear there is an enclosed garden, laid to lawn with paved patio seating area to enjoy outside dining and entertaining, outside utility room and garden shed.

Off road parking to the front on the good sized driveway and access to the detached garage.

- ✓ THREE BEDROOM SEMI DETACHED HOUSE
- ✓ OPEN PLAN KITCHEN/DINER
- ✓ OFF ROAD PARKING
- ✓ DETACHED GARAGE
- ✓ ENCLOSED REAR GARDEN
- ✓ SITUATED IN A DESIRABLE RESIDENTIAL LOCATION
- ✓ WALKING DISTANCE TO THE PROMENADE, BEACH, SCHOOLS AND LOCAL SHOPS & AMENITIES

## Lounge

3.70m x 3.61m (12'2" x 11'10")



## Kitchen/Diner

5.98m x 3.92m (19'7" x 12'10")



## Porch

2.03m x 0.89m (6'8" x 2'11")

## Outside Utility

1.99m x 0.89m (6'7" x 2'11")

## Bedroom One

3.70m x 3.62m (12'2" x 11'11")



## Bedroom Two

3.92m x 3.70m (12'10" x 12'2")

## Bedroom Three

2.35m x 2.24m (7'9" x 7'4")

## Bathroom

2.68m x 2.19m (8'10" x 7'2")



## Garage

5.15m x 2.65m (16'11" x 8'9")

## Location

The property is conveniently located in the popular area of Penrhyn Bay. Close to local shops and other amenities, within walking distance of the sea front and close to the local golf course. The Victorian resort of Llandudno is approximately three miles distance.

## Directions

From the Rhos On Sea office turn towards the promenade, turn left onto the promenade, continue along this road pass the golf course on the left, turn left onto Morfa Road and follow this round as it turns into Penrhyn Isaf Road, take the second left onto Penrhos Drive.

Council Tax Band: "D" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Performance Rating Band D

3 Bedroom  
Semi Detached  
House

51 Penrhos Drive  
Penrhyn Bay  
LL30 3LP

**£305,000**  
Reduced From £314,950

Reference Number:RP3756  
14/10/24

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](mailto:rhosonseafletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

