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Fletcher & Poole



69 Penrhyn Beach West
Penrhyn Bay
LL30 3NR

Three Bedroom Detached House Situated In The Highly Desirable Residential Development Of Penrhyn Beach

Description

This deceptively spacious three bedroom detached house is situated on the highly desirable residential development of Penrhyn Beach. Walking distance to the local shops, promenade, Little Orme, Angel Bay and beach.

Comprising of:-

Entrance hall, spacious dual aspect lounge, kitchen, large utility room with access to the integral garage, dining room/3rd bedroom, bathroom and conservatory. To the first there are two double bedrooms both with fitted wardrobes and under eaves storage and shower room. The front bedroom benefits from far reaching sea views. To the rear the enclosed garden has a paved patio seating area leading directly out from the conservatory with a covered area also accessible from the utility room which is an ideal area for outside dining and entertaining. Steps lead up to the tiered garden which is laid to lawn with well established trees, plants & shrubs.

To the front there is more than ample off road parking on the double drive and access to the garage.

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

Viewing is highly recommended to appreciate the spacious accommodation on offer, layout and convenient location.

- ✓ THREE BEDROOM DETACHED HOUSE
- ✓ DECEPTIVELY SPACIOUS
- ✓ SITUATED IN A HIGHLY DESIRABLE RESIDENTIAL LOCATION
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, PROMENADE, ANGEL BAY & BEACH
- ✓ MORE THAN AMPLE OFF ROAD PARKING ON THE DOUBLE DRIVEWAY
- ✓ INTEGRAL GARAGE
- ✓ ENCLOSED REAR GARDEN

Hallway

5.43m x 1.98m (17'10" x 6'6")

Lounge

6.98m x 3.46m (22'11" x 11'4")



Kitchen

2.97m x 2.89m (9'9" x 9'6")

Utility Room

5.18m x 3.11m (17'0" x 10'3")

Dining Room/Bedroom Three

3.93m x 2.97m (12'11" x 9'9")

Conservatory

3.21m x 2.44m (10'7" x 8'0")



Bathroom

2.57m x 1.77m (8'5" x 5'10")

Bedroom One

4.27m x 3.46m (14'0" x 11'4")



Bedroom Two

4.24m x 2.97m (13'11" x 9'9")

Shower Room

1.75m x 1.59m (5'9" x 5'3")

Garage

5.54m x 2.57m (18'2" x 8'5")

Location

The property is conveniently located in Penrhyn Bay close to the local shops and other amenities and a short drive to the golf course. The Victorian resort of Llandudno is approximately three miles distance.

Directions

From the Rhos On Sea office turn left onto the promenade, continue along this road passing the golf course on the left, turn right onto Penrhyn Beach Estate, turn left onto Penrhyn Beach West.

Council Tax Band: "F"

Energy Performance Rating Band D

3 Bedroom
Detached
House

69 Penrhyn Beach
West
Penrhyn Bay
LL30 3NR

£349,950

Reference Number:RP3780
8/11/24

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

