

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 enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



33 Marine Road
Penrhyn Bay
LL30 3NA

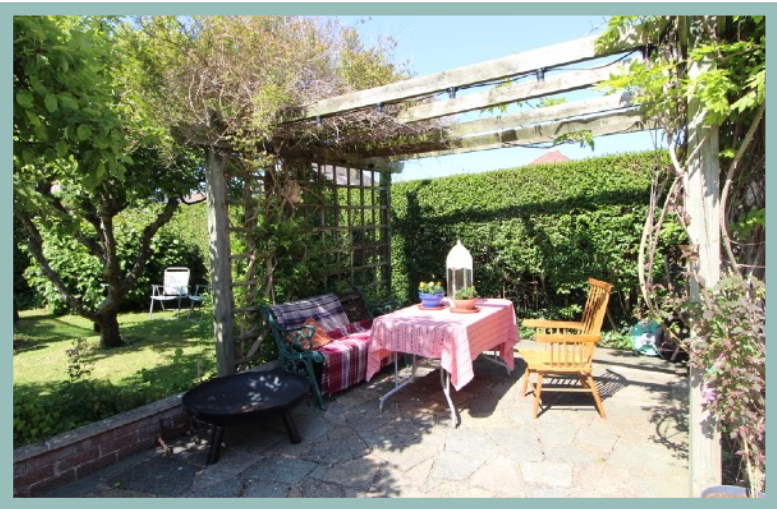
Beautifully Presented Three Bedroom Detached House Situated In A Sought After Residential Area

Description

This beautifully presented three bedroom detached house is situated close to the amenities of Penrhyn Bay and only a short walk to the promenade. The well planned accommodation is full of character and charm and must be viewed to not only appreciate the size and layout of the rooms, its setting within a good size garden with ample off road parking, lawn areas to the front and rear with a variety of well established plants and shrubs and seating areas including a timber gazebo. There is also a detached garage with sun room to the rear ideal as a studio or study.

The accommodation on the ground floor comprises of porch, good size hallway with leaded light windows, lounge, dining room/sitting room and kitchen. There is a utility room which can be accessed from the outside. To the first floor there are three bedrooms, bathroom with walk in shower and separate w.c. There is gas central heating with a boiler approximately three years old.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOUSE
- ✓ WELL PLANNED ACCOMMODATION FULL OF CHARACTER & CHARM
- ✓ GOOD SIZE GARDEN TO THE FRONT & REAR
- ✓ AMPLE OFF ROAD PARKING, GARAGE WITH SUN ROOM
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA



3 Bedroom
Detached
House

33 Marine Road
Penrhyn Bay
LL30 3NA

£379,950

Reduced From £395,000

Reference Number: RP3259
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
m
web: www.fletcherpoole.com



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Porch
2.60m x 0.93m (8'6" x 3'1")

Hallway
2.71m x 3.99m (8'11" x 13'1")

Lounge
5.16m x 3.71m (16'11" x 12'2") Maximum

Dining Room/Sitting Room
5.40m x 3.70m (17'9" x 12'2") Maximum

Kitchen
3.18m x 2.68m (10'5" x 8'10")

Bedroom One
5.40m x 3.69m (17'9" x 12'1") Maximum

Bedroom Two
5.16m x 3.70m (16'11" x 12'2")

Bedroom Three
3.77m x 2.71m (12'4" x 8'11")

Bathroom
3.27m x 2.20m (10'9" x 7'3")

W.C.
1.72m x 0.86m (5'8" x 2'10")

Utility
2.15m x 1.26m (7'1" x 4'2")

Sun Room
3.43m x 2.62m (11'3" x 8'7")

Garage

5.17m x 2.69m (17’0” x 8’10”)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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 our Rhos-on-Sea office turn towards the Promenade, turn left onto the Promenade, continue along Marine Drive, pass the golf course on the left, turn left onto Morfa Road and left again onto Marine Road.

Council Tax Band E

Energy Performance Rating Band D

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