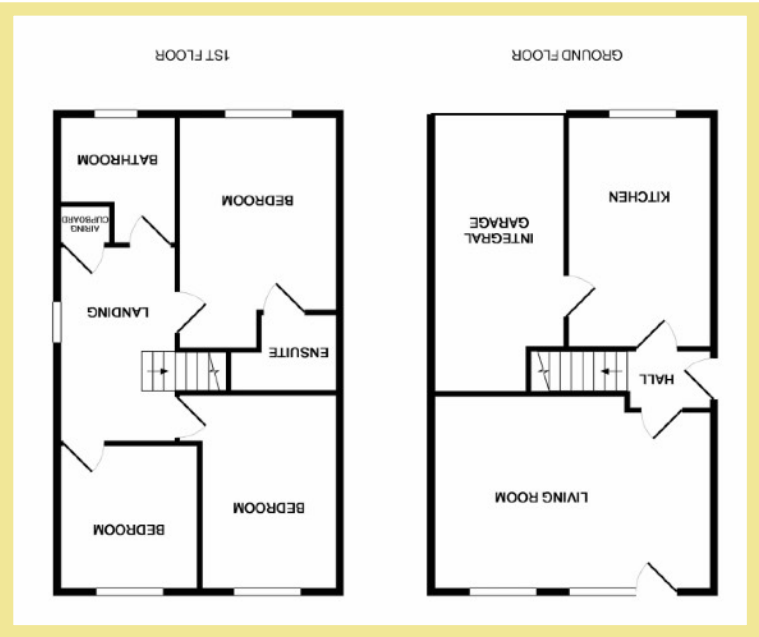
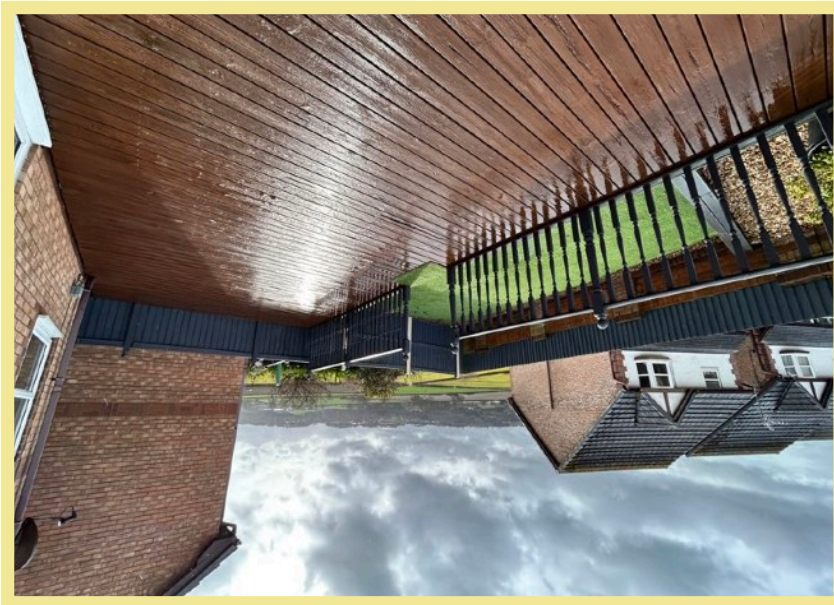


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com



3 Tom White Court
Penrhyn Bay
LL30 3FQ

Three Bedroom Detached House Situated In A Sought After Location

Description

This three bedroom detached house is situated in the sought after area of Gloddaeth Woods estate in Penrhyn Bay, close to all local amenities and schools. The property benefits from UPVC double glazing and gas CH and viewing is highly recommended to appreciate the spacious layout, new kitchen and far reaching views. Situated In a quiet cul de sac location, the well planned accommodation comprises of hallway, spacious lounge with access onto a decked seating area, new modern fitted kitchen/diner, three double bedrooms, the master with an ensuite shower room and a family bathroom. There is a garage with a Garolla electric door which can be accessed from the kitchen, off road parking to the front and a rear garden laid to decking and artificial lawn all benefitting from far reaching views.

- ✓ SPACIOUS THREE BEDROOM DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ WELL PLANNED ACCOMMODATION
- ✓ NEW MODERN FITTED KITCHEN
- ✓ OFF ROAD PARKING & GARAGE
- ✓ NO CHAIN

Lounge

17'3" x 12'0" (5.26m x 3.6



Kitchen/Diner

13'3" x 8'8" (4.04m x 2.64m)



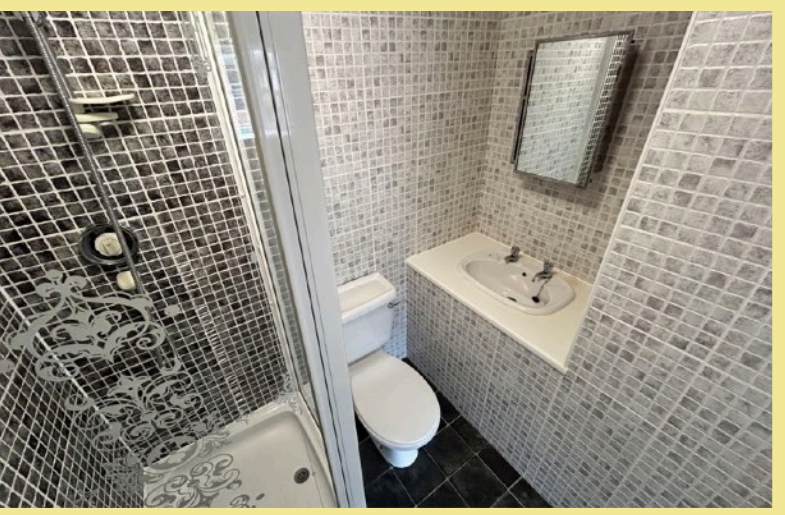
Bedroom One

13'4" x 9'11" (4.06m x 3.02m)



Ensuite Shower Room

4'10" x 4' 10" (1.47m x 1.47m).



Bedroom Two

12'3" x 8'6" (3.73m x 2.59m)

Bedroom Three

8'9" x 8'5" (2.66m x 2.56m).

Bathroom

7'11" x 6'11" (2.41m x 2.11m).

Garage

17'9" x 8'2" (5.41m x 2.49m)

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 left onto the promenade, follow this road to the roundabout in Penrhyn Bay, take the second exit onto Trafford Park but follow the road round to the right onto Plas Penrhyn, right onto Oliver Jones Drive and third left onto Tom White Court.

Council Tax Band: "E" (provided on www.voa.gov.uk)
Energy Performance Rating Band D

3 Bedroom
Detached
House

3 Tom White Court
Penrhyn Bay
LL30 3FQ

£274,950

NO CHAIN

Reference Number:RP1699
25/02/25

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

