

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



1 Penrhyn Close
Penrhyn Bay
LL30 3AH

Spacious Three Bedroom Detached Bungalow Situated In A Sought After Residential Location

Description

This light and spacious three bedroom detached bungalow is situated on the popular Penrhyn Beach Estate, within walking distance to the Promenade, beach, local shops & amenities. The accommodation benefits from UPVC double glazing and gas central heating. The spacious accommodation briefly comprises of: Entrance hallway with storage cupboard, spacious lounge with dual aspect windows and opening into the dining room, open plan kitchen with integrated appliances, two double bedrooms one benefiting from fitted wardrobes and second one offering ensuite WC, single bedroom and modern shower room. To the rear of the property there is an enclosed private garden laid to stones with well established plants, patio seating area and summerhouse. To the front of the property is a driveway with ample off road parking, detached garage and garden laid to stones with matured plants and shrubs. Viewing is essential to appreciate this spacious accommodation and desirable location.

- ✓ SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION
- ✓ ENCLOSED PRIVATE REAR GARDEN
- ✓ OFF ROAD PARKING & GARAGE
- ✓ NO CHAIN

Entrance Hallway

3.70m x 1.95m (12'2" x 6'5")

Living Room

4.79m x 3.41m (15'9" x 11'2")



Kitchen

5.65m x 5.59m (18'6" x 18'4")



Dining Room

3.11m x 2.68m (10'3" x 8'10")

Bedroom One

3.60m x 2.67m (11'10" x 8'9")



Bedroom Two

3.84m x 2.68m (12'7" x 8'10")

Bedroom Three

2.98m x 2.04m (9'9" x 6'8")

Bathroom

2.63m x 1.83m (8'8" x 6'0")



Garage

4.81m x 3.65m (15'10" x 12'0")

Location

The property is conveniently located in Penrhyn Bay close to the local shops and other amenities and close to 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, continue along this road passing the golf course on the left, turn right onto Penrhyn Beach Estate, left onto Penrhyn Beach West where the road merges into Penrhyn Close.

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

3 Bedroom
Detached
Bungalow

1 Penrhyn Close
Penrhyn Bay
LL30 3AH

£349,950

Reference Number:RP3894
21/03/25

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:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com

