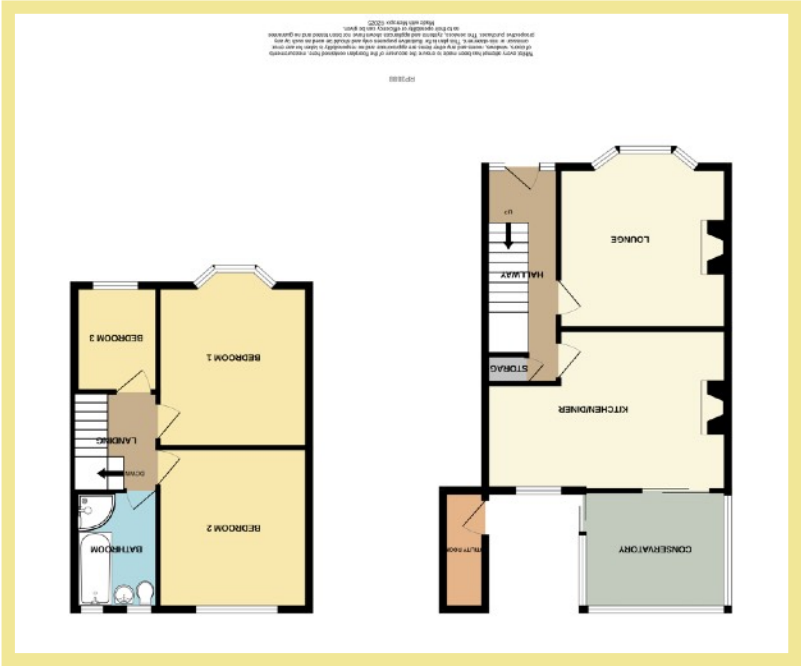


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



12 Hall Road
Penrhyn Bay
LL30 3HE

Three Bedroom Semi Detached House Situated In A Highly Desirable Residential Area

Description

This three bedroom semi detached house is situated in the highly desirable residential location of Penrhyn Bay, walking distance to the local shops, schools, promenade, beach & other amenities. A short drive to both Llandudno and Rhos on Sea. The accommodation on the ground floor comprises of:- Entrance hall with understairs storage, lounge with bay window, kitchen/diner with sliding doors into the conservatory, outside utility room. Stairs lead to the first floor where there is two double bedrooms, a single bedroom and a family bathroom. To the rear the enclosed garden is laid to lawn with two patio seating areas, one paved with a pergola, ornamental pond, greenhouse with well established plants & shrubs. To the front there is off road parking on the driveway & gravel garden. The property benefits from UPVC double glazing and gas central heating throughout. Viewing is highly recommended to appreciate the convenient location.

- ✓ THREE BEDROOM SEMI DETACHED FAMILY HOME
- ✓ SITUATED IN A HIGHLY DESIRABLE RESIDENTIAL AREA
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE, BEACH & OTHER AMENITIES
- ✓ OFF ROAD PARKING
- ✓ ENCLOSED REAR GARDEN WITH PATIO SEATING AREAS, ORNAMENTAL POND & GREENHOUSE
- ✓ CONSERVATORY

Lounge

3.77m x 3.62m (12'5" x 11'11")



Kitchen

5.56m x 3.61m (18'3" x 11'10")



Hall

4.82m x 1.65m (15'10" x 5'5")

Utility

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

Conservatory

2.63m x 3.26m (8'8" x 10'9")



Bedroom One

3.63m x 3.30m (11'11" x 10'10")



Bedroom Two

3.63m x 3.30m (11'11" x 10'10")

Bedroom Three

2.35m x 1.86m (7'9" x 6'2")

Bathroom

2.63m x 2.14m (8'8" x 7'0")

Location

The property is conveniently located in Penrhyn Bay close to the local shops, Promenade, golf course and other amenities. The Victorian resort of Llandudno is approximately three miles away.

Directions

From the Rhos On Sea office turn towards the Promenade and then left onto the Promenade, continue along this road onto Glan Y Mor Road, at the roundabout take the first exit onto Llandudno Road, take the right hand turn onto Charleston Road, right onto Trafford Park and left onto Hall Road where the house is on the right hand side. Council Tax Band: "D" (provided on www.voa.gov.uk) Energy Performance Rating Band "D"

3 Bedroom Semi Detached House

12 Hall Road
Penrhyn Bay
LL30 3HE

£255,950

Reduced From £259,950
Reference Number:RP3888
19/03/25

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		