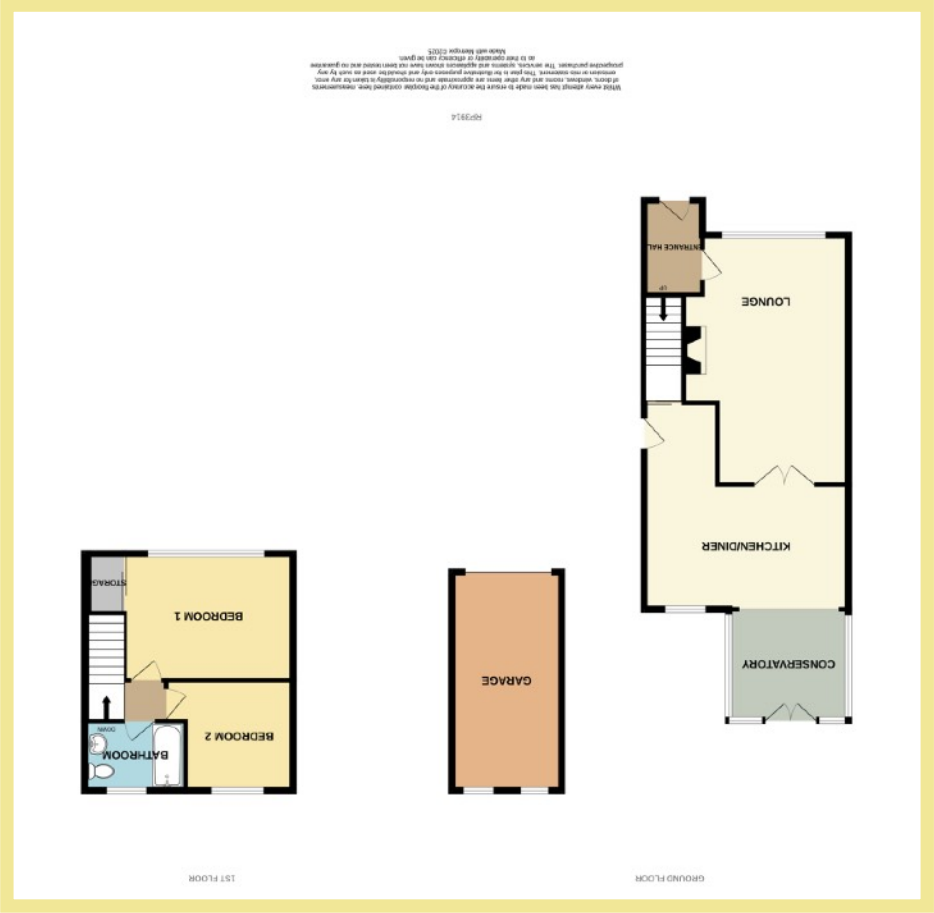
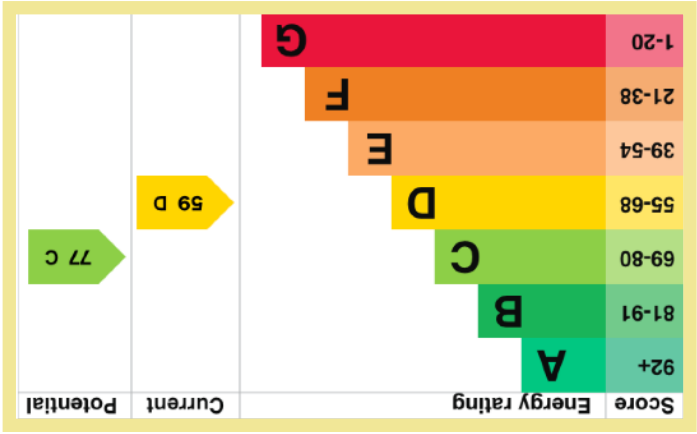
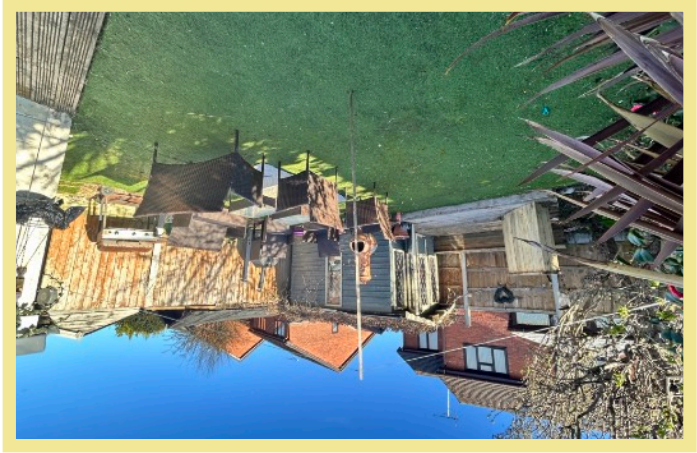


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



78 Llanrhos Road
Penrhyn Bay
LL30 3HY

TWO BEDROOM SEMI DETACHED HOUSE WITH FAR REACHING HILLSIDE VIEWS SITUATED IN A HIGHLY DESIRABLE AREA

Description

This two bedroom semi detached house is situated in the highly desirable residential area of Penrhyn Bay. Walking distance to the local shops, schools, promenade & beach and a short drive from both Llandudno & Rhos on Sea. Benefitting from an open plan lounge/kitchen/diner making the ground floor a great space for dining & entertaining with far reaching hillside views to the front. The well planned property comprises of:- Entrance hallway, lounge with picture window to the front aspect with the far reaching hillside views and French doors into the kitchen/diner and conservatory which opens out onto a decked patio. Stairs lead from the hall to the first floor where there are two bedrooms, the front bedroom with a storage area and a picture window with those beautiful views and bathroom. To the rear the enclosed garden is laid to artificial lawn for low maintenance with garden bar, summerhouse and seating areas. Access into the detached garage is via a gate to the side. The front of the property has a driveway with off road parking in front of the garage and gravel garden. Gas central heating and UPVC double glazing are throughout the property. Viewing is recommended to appreciate the far reaching views and convenient, desirable location.

- ✓ TWO BEDROOM SEMI DETACHED HOUSE
- ✓ FAR REACHING HILLSIDE VIEWS
- ✓ SITUATED IN A HIGHLY DESIRABLE AREA
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH
- ✓ OPEN PLAN LOUNGE/KITCHEN/DINER
- ✓ ENCLOSED REAR GARDEN WITH SUMMERHOUSE AND SEATING AREAS
- ✓ OFF ROAD PARKING & DETACHED GARAGE

Lounge

6.32m x 3.83m (20' 8" x 12' 7")



Kitchen/Diner

5.14m x 4.45m (16' 10" x 14' 7")



Conservatory

3m x 2.83m (9' 10" x 9' 3")



Garage

5.46m x 2.72m (17' 11" x 8' 11")

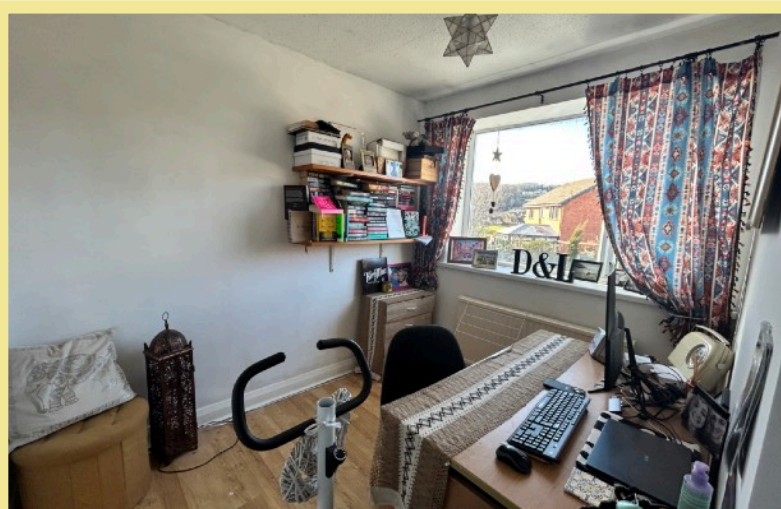
Bedroom One

3.47m x 3.17m (11' 5" x 10' 5")



Bedroom Two

2.95m x 2.76m (9' 8" x 9')



Bathroom

2.50m x 1.75m (8' 2" x 5' 9")

Location

The property is conveniently located in Penrhyn Bay close to the local shop 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 right towards the Promenade, turn right onto the Promenade and first right onto Rhos Road (B5116) Continue to the traffic lights and turn right onto Llandudno Road (B5115) Continue into Penrhyn Bay, at the mini roundabout turn left onto Llanrhos Road.

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

2 Bedroom Semi Detached House

78 Llanrhos Road
Penrhyn Bay
LL30 3HY

£254,450

Reference Number:RP3914
1/04/25

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

