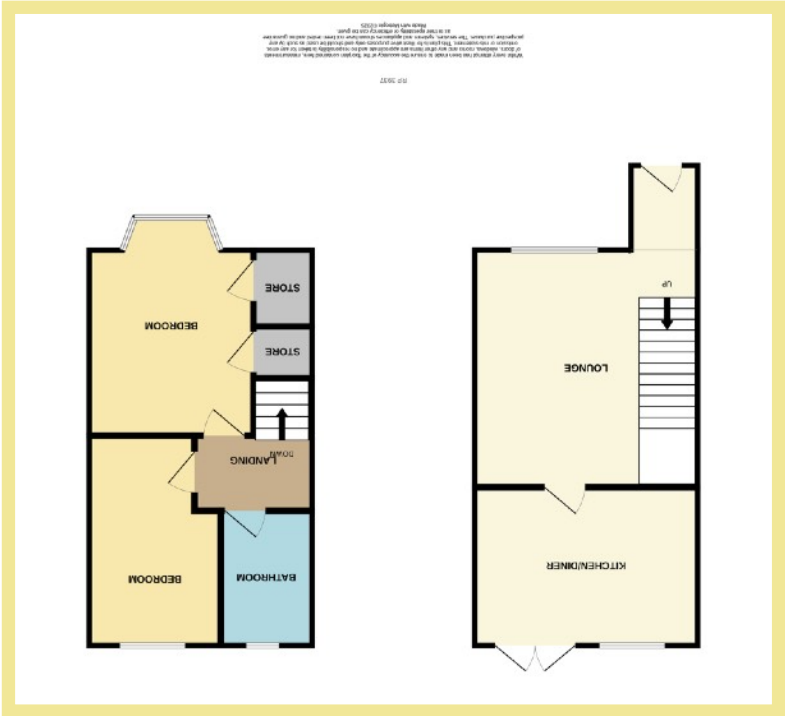


We endeavor to make details accurate and reliable, but they should not be relied on as statements or representations of fact. They do not constitute any offer or contract. The

our sales reliable part of an seller

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11 Campbell Close
Penrhyn Bay
LL30 3FD

Immaculately Presented Two Bedroom Semi Detached House Situated In A Sought After Residential Area

Description

This immaculately presented two bedroom semi detached house is situated in a sought after residential area, close to the amenities of Penrhyn Bay and local schools and only a short walk to the promenade. Viewing is recommended of this well maintained property which in the last couple of years has had a new bathroom installed and beautiful oak flooring on the ground floor. There is gas central heating and UPVC double glazing. Outside to the front of the property there is off road parking and an enclosed rear garden with a paved seating area and lawn. The accommodation comprises of good size lounge, kitchen diner with French doors into the garden, two bedrooms, the master with built in storage and a modern contemporary bathroom.

- ✓ IMMACULATELY PRESENTED TWO BEDROOM SEMI DETACHED HOUSE
- ✓ WELL MAINTAINED PROPERTY INCLUDING RECENTLY INSTALLED BATHROOM AND OAK FLOORING
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA
- ✓ OFF ROAD PARKING & ENCLOSED REAR GARDEN

Lounge

4.40m x 4.04m (14'5" x 13'3")



Kitchen/Diner

4.04m x 2.83m (13'3" x 9'4")



Bedroom One

3.40m x 2.96m (11'2" x 9'9")



Bedroom Two

3.85m x 2.28m (12'8" x 7'6") Maximum

Bathroom

2.43m x 1.64m (8'0" x 5'5")



Location

The property is located in the popular area of Penrhyn Bay within easy reach of Llandudno and close to the popular seaside resort town of Rhos on Sea. It is situated close to the local amenities which includes a post office, local convenience store and library as well as bus stops. There is also an 18 hole golf course with hotel and restaurant within walking distance. There is a nursery, junior school and collage close by, with good commuting to Chester, Bangor and beyond.

Directions

From the Rhos On Sea office turn towards the promenade, turn left onto the promenade, continue along this road to the roundabout pass the golf course on the left, take the second exit onto Trafford Park, follow the road round onto Plas Penrhyn, Campbell Close is the fourth turning on the right.

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

2 Bedroom
Semi Detached
House

11 Campbell Close
Penrhyn Bay
LL30 3FD

£209,950

Reference Number:RP3937
22/04/25

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: rhosonseafletcherpoole.com
web: www.fletcherpoole.com

