54 Penrhyn Beach West
Penrhyn Bay
LL30 3RA

Fletcher&Poole

www.fletcherpoole.com

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.

Three Bedroom Detached Bungalow Situated On A Large Corner Plot On The Highly Desirable Residential Penrhyn Beach Development

Description

This three bedroom detached bungalow is situated on a large corner plot on the highly desirable residential Penrhyn Beach development. Walking distance to the local shops, schools, promenade & beach. A short drive to both Llandudno & Colwyn Bay. To the front there is a wrap around garden which is laid to chippings for low maintenance with a mixture of well established plants & shrubs, driveway with substantial off road parking and access to the garage.
The rear courtyard garden is enclosed with fenced borders, access into the garage, greenhouse, garden shed and paved patio seating area with timber garden gate to give access to the front.
The property comprises of:-
Entrance porch, hallway with built-in storage cupboards, light & spacious L-shaped lounge/diner with dual aspect windows and door into the kitchen, kitchen, large conservatory which leads out onto the rear courtyard garden, three double bedrooms two with fitted wardrobes, bathroom and separate w.c. Benefitting from UPVC double glazed windows and gas central heating throughout.
Viewing is essential to appreciate the spacious accommodation on offer, highly desirable residential area and convenient location.

- ✓ SPACIOUS THREE BEDROOM DETACHED HOUSE
- ✓ LARGE CORNER PLOT
- ✓ SUBSTANTIAL OFF ROAD PARKING & GARAGE
- ✓ ENCLOSED REAR COURTYARD GARDEN, GREENHOUSE AND GARDEN SHED
- ✓ SITUATED IN A HIGHLY DESIRABLE RESIDENTIAL AREA
- ✓ WALKING DISTANCE TO LOCAL SHOPS, PROMENADE & BEACH
- ✓ NO CHAIN

Porch

1.83m x 1.18m (6’0” x 3’11”)

Hallway

4.12m x 3.49m (13’6” x 11’6”)

Lounge/Diner

5.87m x 4.84m (19‘3” x 15’11”)

Conservatory

6.28m x 2.70m (20’7” x 8’11”)

Kitchen

3.55m x 2.45m (11’8” x 8’1”)

Bedroom One

3.48m x 3.16m (11’5” x 10’5”)

Bedroom Two

4.05m x 3.16m (13’4” x 10’5”)

Bedroom Three

2.80m x 2.54m (9’2” x 8’4”)

Bathroom

2.67m x 1.55m (8’9” x 5’1”)

W.C.

1.56m x 0.83m (5’2” x 2’9”)

Garage

5.58m x 2.78m (18’4” x 9’2”)

Location

The property is conveniently located in Penrhyn Bay close to the local shops and other amenities and a short drive to the golf course. The Victorian resort of Llandudno is approximately three miles distance.

Directions

From the Rhos On Sea office turn left onto the promenade, continue along this road passing the golf course on the left, turn right onto Penrhyn Beach Estate, turn left onto Penrhyn Beach West.

Council Tax Band: “E”
Energy Performance Rating Band D

3 Bedroom Detached Bungalow

54 Penrhyn Beach West
Penrhyn Bay
LL30 3RA

£349,950

NO CHAIN

Reference Number:RP3935
17/04/25

Fletcher & Poole,
1A, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

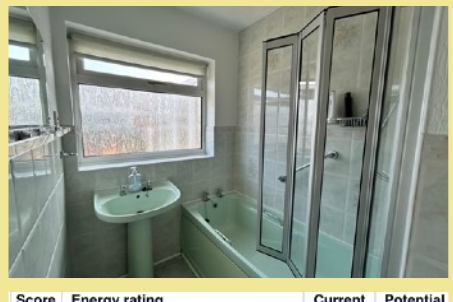
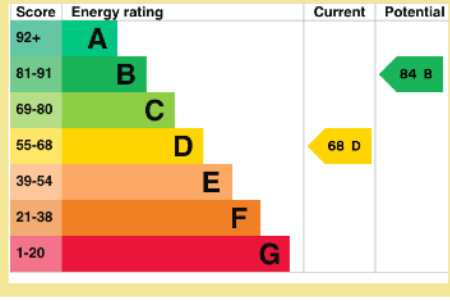
Registered Company Number 4687367

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: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com