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www.fletcherpoole.com

Fletcher & Poole



3 Merivale Road
Penrhyn Bay
LL30 3LS

Two Bedroom Detached Bungalow Situated In A Sought After Residential Area

Description

This two bedroom detached bungalow is situated in a sought after residential area close to the amenities of Penrhyn Bay and only a short walk to the promenade. Viewing is recommended to appreciate the well planned accommodation that benefits from two double bedrooms. Outside there is ample off road parking, a good size front garden laid to easy maintenance, a detached garage and a private rear garden landscaped with a seating area, lawn and border surround with a variety of well established plants and shrubs. The accommodation comprises of entrance hall, hallway with built in storage, lounge overlooking the garden, kitchen/dining room with a separate utility room and access to a sunroom, two good sized double bedrooms, bathroom and separate w.c. There is UPVC double glazing and gas central heating.

- ✓ TWO BEDROOM DETACHED BUNGALOW
- ✓ WELL PLANNED ACCOMMODATION WITH TWO DOUBLE BEDROOMS
- ✓ SITUATED IN SOUGHT AFTER RESIDENTIAL AREA CLOSE TO AMENITIES AND THE PROMENADE
- ✓ AMPLE OFF ROAD PARKING, DETACHED GARAGE & PRIVATE REAR GARDEN
- ✓ NO CHAIN

Lounge

4.70m x 3.28m (15'5" x 10'9")



Kitchen/Diner

4.31m x 2.87m (14'2" x 9'5")



Utility

1.24m x 0.93m (4'1" x 3'1")

Sun Room

2.44m x 1.32m (8'0" x 4'4")

Bedroom One

4.15m x 3.29m (13'8" x 10'10")



Bedroom Two

4.15m x 3.29m (13'8" x 10'10")

Bathroom

1.78m x 1.52m (5'10" x 5'0")



W.C.

1.82m x 0.78m (6'0" x 2'7")

Garage

5.69m x 2.60m (18'8" x 8'7")

Location

The property is conveniently located in Penrhyn Bay close to the local shops and other amenities, within walking distance of the sea front and golf course. The Victorian resort of Llandudno is approximately 3 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 left onto Morfa Road, turn left again onto Marine Road, Merivale Road is on the right. Council Tax Band: "E" (provided on www.voa.gov.uk) Energy Performance Rating Band D

Two Bedroom
Detached Bungalow

3 Merivale Road
Penrhyn Bay
LL30 3LS

£290,000

NO CHAIN

Reference Number:RP3975
23/05/25

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

