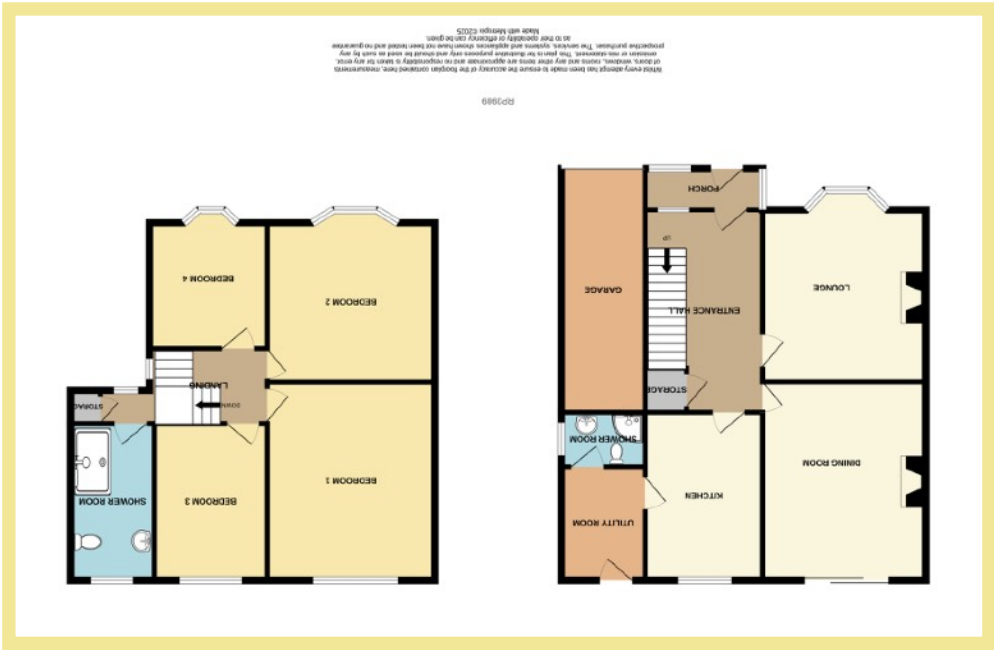
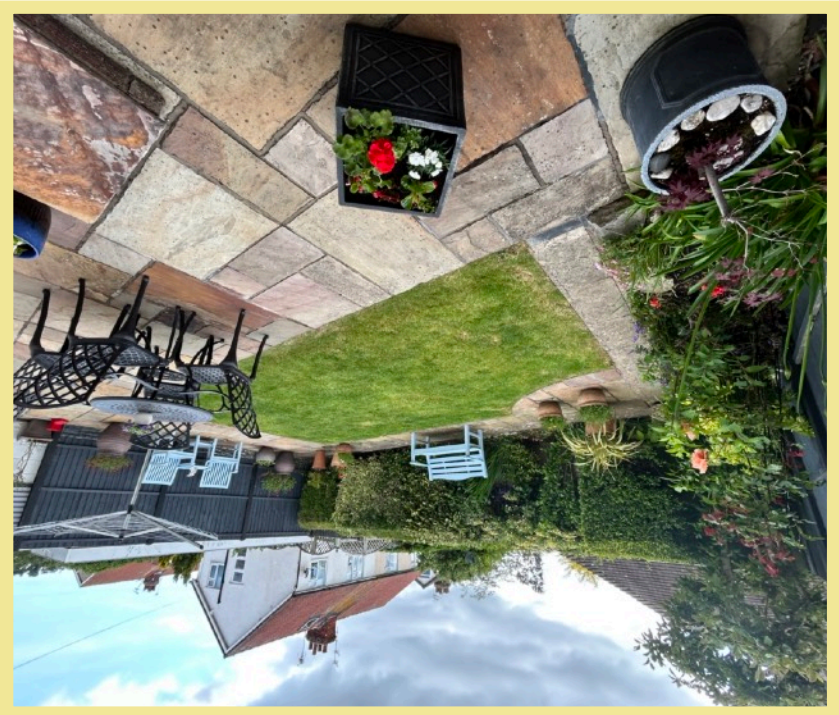


www.fletcherpoole.com

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.



26 Glan Y Mor Road
Penrhyn Bay
LL30 3PF

Immaculate Four Bedroom Semi Detached Family Home Situated In A Highly Desirable Residential Area

Description

This immaculate four bedroom semi-detached family house is situated in the highly desirable residential area of Penrhyn Bay. Walking distance to the local shops, schools, promenade & beach. A short drive to both Llandudno & Colwyn Bay. Extended & updated yet retaining many original features with high coved ceilings. This property offers a wealth of accommodation. To the front there is substantial off road parking on the block paved driveway and access into the garage. Entrance through the porch into a spacious hallway with understairs storage, lounge with bay window and feature fireplace, 2nd reception room/dining room with sliding doors onto the patio and another fireplace, kitchen, good sized utility room with access into the rear garden and shower room. Stairs lead to the first floor where there are four double bedrooms and a family shower room. To the rear the enclosed garden is south facing, lawned with fenced borders, paved patio seating area making it a lovely space for outside dining & entertaining. Access into the garage at the side. With gas central heating and UPVC double glazed windows throughout. Viewing is highly recommended to appreciate the wealth of accommodation on offer, immaculate presentation and desirable convenient location of this superb family home.

- ✓ IMMACULATE FOUR BEDROOM SEMI DETACHED FAMILY HOME
- ✓ SOUTH FACING ENCLOSED REAR GARDEN
- ✓ FOUR DOUBLE BEDROOMS
- ✓ TWO SHOWER ROOMS
- ✓ EXTENDED YET RETAINING ORIGINAL FEATURES
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH

Lounge

5.80m x 3.07m (19'0" x 10'1")



Kitchen

3.50m x 2.70m (11'6" x 8'11")



Porch

2.77m x 0.97m (9'1" x 3'2")

Hallway

5.10m x 2.70m (16'9" x 8'11")

Dining Room/Reception Room

4.60m x 3.80m (15'1" x 12'6")



Utility Room

2.70m x 1.90m (8'11" x 6'3")

Shower Room

1.90m x 1.70m (6'3" x 5'7")

Bedroom One

5.10m x 3.90m (16'9" x 12'10")

Bedroom Two

4.50m x 3.90m (14'9" x 12'10")

Bedroom Three

3.60m x 2.70m (11'10" x 8'11")

Bedroom Four

3.60m x 2.10m (11'10" x 6'11")

Shower Room

3.50m x 1.90m (11'6" x 6'3")

Garage

4.80m x 3.90m (15'9" x 12'10")

Location

The property is located in the popular area of Penrhyn Bay. Walking distance to Angel Bay, promenade, Beach and local shops & amenities. Within easy reach of Llandudno and close to the popular seaside resort town of Rhos On Sea.

Directions

From the Rhos On Sea office turn right towards the promenade, then left onto the Promenade, continue along past the golf course continue onto Glan Y Mor Road where No 26 can be found on the left hand side.

Council Tax Band: "E"
Energy Performance Rating Band "D"

4 Bedroom
Semi Detached
House

26 Glan Y Mor Road
Penrhyn Bay
LL30 3PF

£329,950

Reference Number:RP3989
4/06/25

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		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		