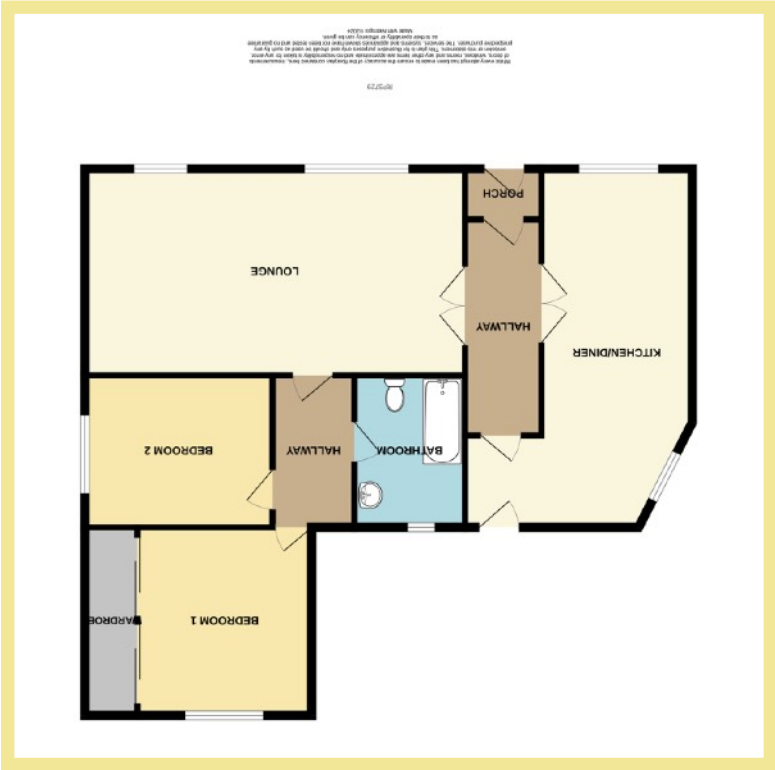


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Spacious Two Bedroom Detached Bungalow Situated In A Sought After Residential Location

Description

This spacious two bedroom detached bungalow is situated in the sought after residential location of Penrhyn Bay. Walking distance to the local shops, promenade, beach and bus route. Viewing is highly recommended to appreciate the spacious layout and prime location. In brief the accommodation comprises of:- Entrance porch, hallway, spacious lounge, L shaped kitchen/diner, two double bedrooms, one with fitted wardrobes and bathroom. Outside to the rear there is an enclosed rear courtyard garden, paved for low maintenance. To the front there is a gated driveway for off road parking, small garden with trees and plants with countryside views. The property benefits from gas central heating and UPVC double glazing throughout.

- ✓ TWO BEDROOM DETACHED BUNGALOW
- ✓ L-SHAPED KITCHEN/DINER
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, PROMENADE, BEACH & BUS ROUTE

Porch

1.46m x 0.98m (4'10" x 3'3")

Kitchen Diner

4.86m x 3.32m (16'0" x 10'11")



Lounge

7.26m x 3.95m (23'10" x 13'0")



Hallway

2.81m x 1.47m (9'3" x 4'10")

Bedroom One

3.61m x 3.25m (11'10" x 10'8") To fitted wardrobes



Bedroom Two

3.50m x 2.93m (11'6" x 9'8")

Bathroom

2.89m x 1.79m (9'6" x 5'11")



Location

The property is conveniently located in Penrhyn Bay close to the local shops 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 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, turn right onto Hartsville Avenue.

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

2 Bedroom
Detached
Bungalow

4 Hartsville Avenue
Penrhyn Bay
LL30 3HS

£274,950

Reduced From £295,000
Reference Number:RP3729
3/07/25

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		
69-80	C		
55-68	D	55 D	67 D
39-54	E		
21-38	F		
1-20	G		