





175 Penrhyn Avenue

**Rhos on Sea** 

**LL28 4LB** 



# **Spacious Two Bedroom Semi Detached Bungalow With Loft** Bedroom & Bathroom, Steps Away From The Promenade & Beach With Stunning Views Over The Golf Course & Mountains Beyond

# Description

This two bedroom semi-detached bungalow has the addition of a bedroom and bathroom in the loft space with stunning views from the rear garden over the golf course and the mountains beyond it is situated steps away from the promenade & beach and close to the local shops & amenities of Rhos on Sea. A short drive to both Llandudno and Colwyn Bay. Comprising of:-Entrance hall, light & spacious lounge/diner with French doors out onto the garden, recently professionally fitted kitchen also with access into the garden. Two double bedrooms and shower room/wet room on the ground floor. A further double bedroom and spacious bathroom with freestanding bath in the loft space up stairs from the hallway. Under eaves storage and velux windows throughout this space. To the front there is ample off road parking on the driveway and a lawned area. Access into the garage with electric door. The enclosed rear garden is lawned with fenced & hedged borders, composite decked patio seating area which is a lovely spot for outside dining to take in those stunning views.

With gas central heating and UPVC double glazed windows throughout.

Viewing is essential to appreciate the spacious accommodation, convenient location and views this property has to offer.

- √ SPACIOUS TWO BEDROOM SEMI DETACHED BUNGALOW
- ✓ ADDDITIONAL LOFT BEDROOOM & BATHROOM
- ✓ ENCLOSED REAR GARDEN
- ✓ STUNNING VIEWS OVER THE GOLF COURSE & **MOUNTAINS BEYOND**
- ✓ STEPS AWAY FROM THE PROMENADE & BEACH
- ✓ CLOSE TO THE LOCAL SHOPS & AMENITIES OF RHOS ON SEA
- √ SUBSTANTIAL OFF ROAD PARKING & GARAGE
- √ NO CHAIN

### Lounge/Diner

5.60m x 3.16m (18'4" x 10'5")



### Kitchen

3.90m x 3.15m (12'10" x 10'4")



#### Hall

2.48m x 2.48m (8'2" x 8'2")

#### Bedroom One

3.62m x 3.15m (11'11" x 10'4")



### **Bedroom Two**

2.97m x 2.61m (9'9" x 8'7")

#### Shower Room

1.71m x 1.69m (5'8" x 5'7")



# Loft Bedroom

3.60m x 3.09m (11'10" x 10'2")

# Loft Bathroom

3.10m x 3.05m (10'2" x 10'0")

### Garage

4.88m x 2.44m (16'0" x 8'0")

Rhos On Sea with a wealth of local shops and other facilities. The larger resorts of Colwyn Bay and LLandudno are approximately one and three miles respectively and the property is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond, also the main rail line Holyhead to Euston.

Avenue.

Council Tax Band: D

Energy Efficiency Rating: Band D

2 bedroom Semi Detached Bungalow

175 Penrhyn Avenue **Rhos On Sea** LL28 4LB

£312,950

Reduced From £324,950 **NO CHAIN** 

Reference Number:RP4036 14/07/25

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

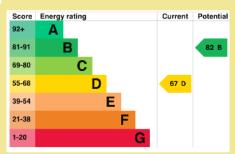
rhosonsea@fletcherpoole.com web: www.fletcherpoole.com











### Location

The property is located in the popular coastal resort of

# Directions

From the Rhos On Sea office turn left down Penrhyn