

Please contact us before viewing the property. If there is any point of particular importance to you we will be content to travel some distance to view the property.
We strongly recommend that all the details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.
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 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 representations or warranties in relation to the property and we have no authority to do so on behalf of the seller.

www.fletcherpool.com

F&P Fletcher Pool



10 Church Close
Penrhyn Bay
LL30 3LR

Two Bedroom Semi Detached Bungalow Situated In A Quiet Cul De Sac In The Sought After Area Of Penrhyn Bay

Description

This two bedroom semi detached bungalow is situated in a quiet cul de sac close to the local shops & amenities of Penrhyn Bay. Walking distance to Angel Bay, the promenade and beach. Recently redecorated throughout with a new fitted kitchen and new carpets. The accommodation briefly comprises of: Porch, hallway, lounge, kitchen, two bedrooms and bathroom. To the front there is a driveway with off road parking and a detached garage. The wrap around garden is mainly laid to lawn with well established plants & shrubs. The property benefits from UPVC double glazing and gas central heating throughout. Viewing is essential to appreciate the well planned accommodation and location.

- ✓ TWO BEDROOM SEMI DETACHED BUNGALOW
- ✓ QUIET CUL DE SAC LOCATION
- ✓ WALKING DISTANCE TO LOCAL SHOPS, PROMENADE, BEACH AND LOCAL AMENITIES
- ✓ OFF ROAD PARKING
- ✓ DETACHED GARAGE
- ✓ NO CHAIN

Lounge

3.49m x 3.37m (11'6" x 11'1")



Kitchen

3.99m x 2.66m (13'1" x 8'9")



Porch

0.91m x 0.89m (3'0" x 2'11")

Bedroom One

3.63m x 3.00m (11'11" x 9'10")



Bedroom Two

3.02m x 3.00m (9'10" x 9'10")

Bathroom

1.95m x 1.65m (6'5" x 5'5")



Garage

Location

The property is conveniently located in Penrhyn Bay close to the local shops and other amenities, walking distance to Angel Bay, promenade, beach and close to the golf course. The Victorian resort of Llandudno is approximately three miles distance.

Directions

From the Rhos On Sea office turn right towards the promenade, then left onto the Promenade, continue along pass the golf course, turn left onto Pendorlan Road, straight over onto Marine Road, first right onto Merivale Road, and left onto Penrhos Drive and second right onto Church Close.

Council Tax Band: "D" (provided on www.voa.gov.uk)

Energy Performance Rating Band "D"

2 Bedroom
Semi Detached
Bungalow

10 Church Close
Penrhyn Bay
LL30 3LR

£219,950

Reduced From £234,950
NO CHAIN

Reference Number: RP3516
5/03/24

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

