

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 travelling some distance to view the property.

www.fletcherpoole.com



Ground Floor Apartment
46a LLandudno Road
Penrhyn Bay
LL30 3HA

Beautifully Presented One Bedroom Ground Floor Apartment With Private Garden, Garage & Off Road Parking Situated In A Sought After Residential Area

Description

This beautifully presented one bedroom ground floor apartment is situated in the sought after residential area of Penrhyn Bay. Walking distance to the local shops, promenade, beach & other amenities. A short drive to both Llandudno & Colwyn Bay. With a beautiful private south-west facing garden at the rear with patio seating area, lawned garden and fenced borders. The apartment also has its own garage and off road parking on the driveway to the side. The accommodation comprises of:- Entrance hallway with understairs storage, lounge with feature fireplace and archway leading into the kitchen/diner. Sliding patio doors lead out to the garden and a door gives access onto the drive at the side. Light & spacious Bedroom to the front with bay window and modern fully tiled bathroom. The apartment benefits from UPVC double glazed windows and gas central heating throughout. Viewing is essential to appreciate this beautifully presented apartment, its location and private garden

- ✓ ONE BEDROOM GROUND FLOOR APARTMENT
- ✓ PRIVATE ENCLOSED REAR GARDEN
- ✓ GARAGE
- ✓ OFF ROAD PARKING
- ✓ SITUATED IN A SOUGHT AFTER AREA
- ✓ WALKING DISTANCE TO LOCAL SHOPS, PROMENADE, BEACH & OTHER AMENITIES

Lounge

3.82m x 3.77m (12'6" x 12'5")



Kitchen/Diner

5.79m x 3.17m (19'0" x 10'5")



Hall

4.08m x 1.15m (13'5" x 3'9")

Bedroom

4.24m x 3.64m (13'11" x 11'11")



Bathroom

2.26m x 1.54m (7'5" x 5'1")



Garage

5.39m x 2.60m (17'8" x 8'6")

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 right towards the Promenade and left onto the Promenade, continue along this road merging onto Glan Y Mor Road, take the 2nd left after the golf course onto Pendorlan Road, continue to the roundabout and take the third exit onto Llandudno Road.

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

Energy Performance Rating Band D

NB The apartment is Freehold

**1 Bedroom
Ground Floor
Apartment**
46a Llandudno
Road
Penrhyn Bay
LL30 3HA

£159,950

Reference Number:RP4063
7/08/25

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

