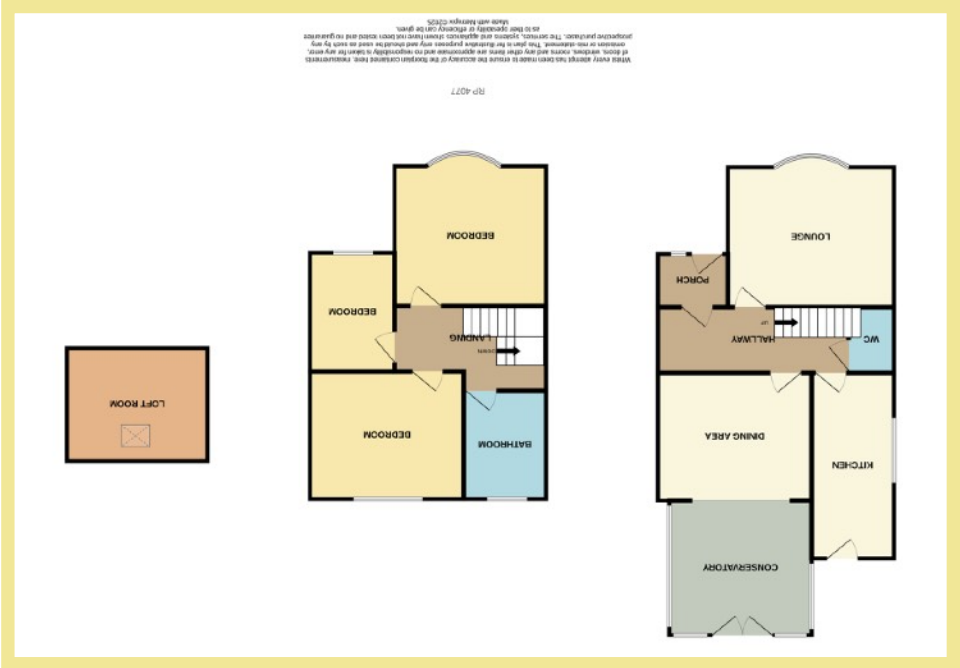
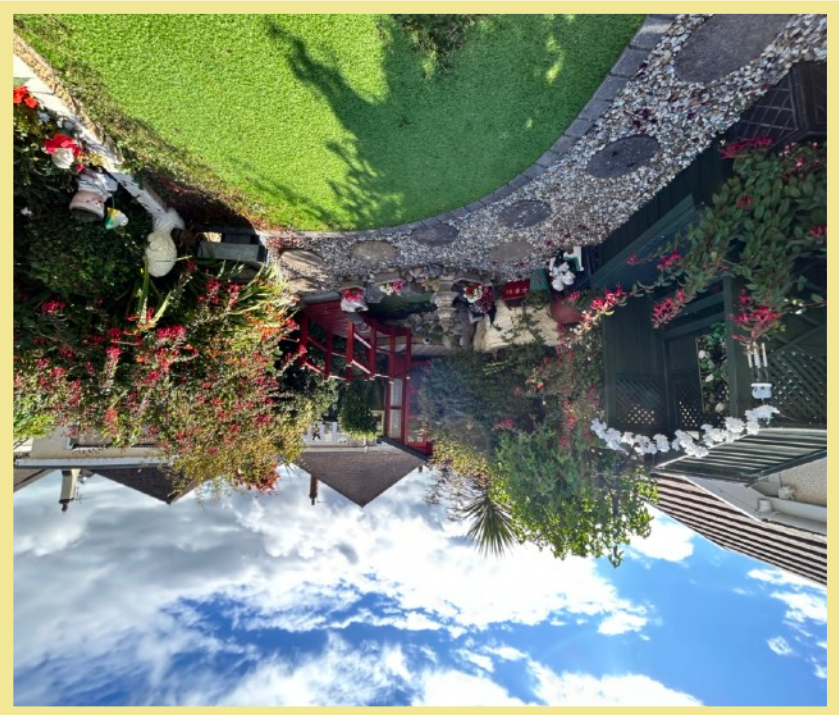


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



58 Glan Y Mor Road
Penrhyn Bay
LL30 3PF

Spacious Three Bedroom Semi Detached House Situated In A Sought After Residential Area

Description

This spacious three bedroom semi detached house is situated in a sought after residential area close to the amenities of Penrhyn Bay and easy walking to the promenade. The good size accommodation offers versatile accommodation including two reception rooms, a loft room and a study/craft room at the rear of the garage. Viewing is highly recommended to appreciate the size and layout of the rooms. On the ground floor the accommodation comprises of porch, hallway, W.C., lounge , dining room opening into the conservatory with access to the garden and a kitchen. To the first floor there are three bedrooms and a spacious family bathroom. Off the landing there is access to the loft room via a pull down ladder. Outside to the front of the property there is ample off road parking, a gated area to the side with access to the garage, a study/craft room, timber shed, metal framed greenhouse and rear garden which is beautifully landscaped with a paved seating area, lawn, variety of well established plants and shrubs, pond and summerhouse.

- ✓ SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE
- ✓ GOOD SIZE VERSATILE ACCOMMODATION
- ✓ VIEWING IS RECOMMENDED TO APPRECIATE THE SIZE & LAYOUT OF THE ROOMS
- ✓ WELL MAINTAINED PROPERTY WITH AMPLE OFF ROAD PARKING, GARAGE & ENCLOSED REAR GARDEN
- ✓ SITUATED IN A SOUGHT AFTER AREA, CLOSE TO AMENITIES & THE PROMENADE

Porch

1.74m x 1.32m (5'9" x 4'4")

Lounge

3.82m x 3.48m (12'7" x 11'5")



Dining Room

3.64m x 3.17m (11'11" x 10'5")



Hallway

4.77m x 1.65m (15'8" x 5'5")

W.C.

1.65m x 1.06m (5'5" x 3'6")

Kitchen

4.64m x 2.04m (15'3" x 6'8")



Conservatory

3.50m x 3.38m (11'6" x 11'1")

Bedroom One

3.85m x 3.49m (12'8" x 11'5")

Bedroom Two

3.63m x 3.17m (11'11"x 10'5")

Bedroom Three

3.02m x 2.16m (9'11" x 7'1")

Bathroom

3.02m x 2.09m (9'11" x 6'10")

Loft Room

3.49m x 2.98m (11'5" x 9'9")

Study/Craft Room

2.58m x 2.16m (8'6" x 7'1")

Garage

6.06m x 2.74m (19'11" x 9'0")

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 58 can be found on the left hand side.

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

3 Bedroom Semi Detached House

58 Glan Y Mor Road
Penrhyn Bay
LL30 3PF

£299,950

Reference Number:RP4077
18/08/25

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

