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www.fletcherpoole.com

Fletcher & Poole



22 Hall Road
Penrhyn Bay
LL30 3HE

Spacious Three Bedroom Detached Family House Situated In A Popular & Sought After Residential Area

Description

This spacious and well laid out three bedroom detached family house is situated at the end of a quiet cul-de-sac in the popular & sought after residential location of Penrhyn Bay. Walking distance to the local shops, schools, promenade & beach. A short drive to both Llandudno & Colwyn Bay. To the front there is off road parking with and enclosed garden to the rear, artificial grass for low maintenance with fenced borders & patio seating area. The accommodation comprises of:-
Hallway with built-in storage, kitchen, dining room/ office, spacious lounge spanning the rear of the house with feature fireplace and patio doors out onto the garden. To the 1st floor there is a large master bedroom with ensuite bathroom, two further double bedrooms and a family shower room. Benefitting from gas central heating and UPVC double glazed windows throughout. Viewing is highly recommended to appreciate the spacious layout & convenient popular location this family home has to offer.

- ✓ THREE BEDROOM DETACHED FAMILY HOUSE
- ✓ SPACIOUS & WELL PLANNED LAYOUT
- ✓ OFF ROAD PARKING
- ✓ ENCLOSED REAR GARDEN
- ✓ CONVENIENT, SOUGHT AFTER RESIDENTIAL LOCATION
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH

Lounge

5.65m x 4.16m (18'6" x 13'8")



Kitchen

4.24m x 2.00m (13'11" x 6'7")



Hallway

4.44m x 0.89m (14'7" x 2'11")

Dining Room

5.05m x 2.31m (16'7" x 7'7")

Bedroom One

5.64m x 2.41m (18'6" x 7'11")



Ensuite Bathroom

2.08m x 1.73m (6'10" x 5'8")



Bedroom Two

3.09m x 2.49m (10'2"x 8'2")

Bedroom Three

3.27m x 2.45m (10'9" x 8'1")

Shower Room

2.08m x 1.58m (6'10" x 5'2")

Location

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

Directions

From the Rhos On Sea office turn towards the Promenade and then left onto the Promenade, continue along this road onto Glan Y Mor Road, at the roundabout take the first exit onto Llandudno Road, take the right hand turn onto Charleston Road, right onto Trafford Park and left onto Hall Road.
Council Tax Band: "E" (provided on www.voa.gov.uk)
Energy Performance Rating Band "D"

3 Bedroom
Detached
House

22 Hall Road
Penrhyn Bay
LL30 3HE

£269,950

Reference Number:RP4059
11/08/25

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

