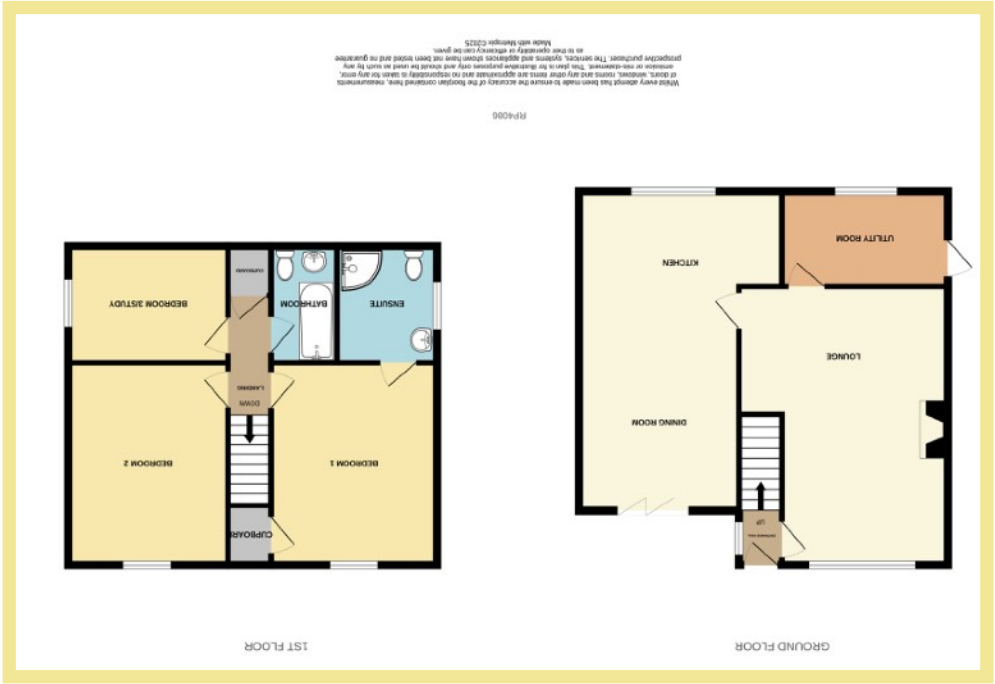


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	79 C
39-54	E		
21-38	F		
1-20	G		



Morfa Villa
Pendre Road
Penrhynside
LL30 3BY

Three Bedroom Detached House Situated In A Popular Convenient Village Location

Description

Morfa Villa is a detached three bedroom house situated in the popular & convenient village location of Penrhynside. Steps away from the 2 public houses and walking distance into Penrhyn Bay for local shops, schools, Doctors surgery and pharmacy, promenade & beach. A short drive to both Llandudno & Colwyn Bay for more amenities. Steps lead up to the house where there is a decked patio seating area to the front with far reaching views over the coast & countryside making it a lovely space for outside dining & entertaining.

The accommodation comprises of:- Entrance hallway, spacious lounge with multi-fuel burner, open plan kitchen/diner with “rangemaster” cooker, cast iron fireplace in the dining area and tri-fold doors out onto the decked patio, utility room with space & plumbing for a washing machine and access onto the side of the property and rear garden. Stairs in the entrance hall lead up to three bedrooms, bedroom 1 having an ensuite shower room and storage, bathroom and good sized storage cupboard on the landing. Bedroom 3 is currently used as an office. Outside to the rear steps lead up to a tiered garden which with some tlc would be another lovely seating area. Benefitting from gas central heating & UPVC double glazed windows throughout. Wooden parquet flooring feature in the lounge, hall and into the diner.

Viewing is essential to appreciate it’s convenient location in this popular village and the accommodation on offer.

- ✓ THREE BEDROOM DETACHED HOUSE
- ✓ DECKED PATIO SEATING AREA TO THE FRONT
- ✓ FAR REACHING VIEWS
- ✓ OPEN PLAN KITCHEN/DINER
- ✓ ENSUITE BEDROOM
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH

Lounge

5.88m x 4.41m (19’4” x 14’6”)



Kitchen/Diner

5.77m x 4.19m (18’11” x 13’9”)



Utility Room

3.50m x 2.01m (11’6” x 6’7”)

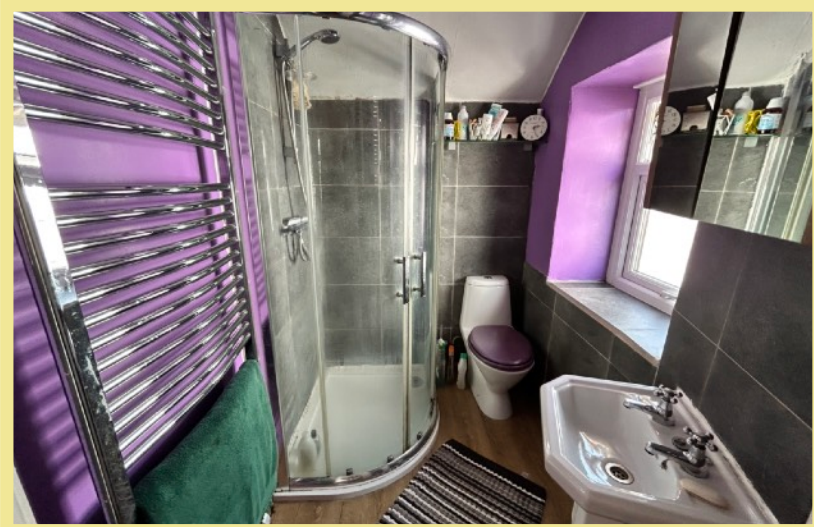
Bedroom One

4.27m x 3.50m (14’0”x 11’6”)



Ensuite

2.47m x 2.11m (8’1” x 6’11”)



Bedroom Two

4.27m x 3.37m (14’0” x 11’1”)

Bedroom Three/Office

3.37m x 2.47m (11’1” x 8’1”)

Bathroom

2.47m x 1.39m (8’1” x 4’7”)

Location

The property is located in an elevated position on the outskirts of the semi-rural Village of Penrhynside. It is within close proximity of the local shops, supermarket and other amenities of Penrhyn Bay. The popular Victorian Resort of Llandudno with its wealth of shops, cafes, restaurant, attractions is 2 miles in distance.

Directions

From the Rhos-on-Sea office turn left onto the promenade, proceed along the promenade passing the golf course on the left hand side, proceed to Penrhyn Bay, take the fourth exit at the roundabout towards Llandudno. Just before the “Llandudno Welcomes You” sign take the left turn for Penrhynside which will take you onto Pendre Road..

Council Tax Band: E

Energy Performance Rating Band D

3 Bedroom Detached House

Morfa Villa
Pendre Road
Penrhynside
LL30 3BY

£229,950

Reference Number:RP4086
28/08/25

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:
rhosonseas@fletcherpoole.com
web: www.fletcherpoole.com

