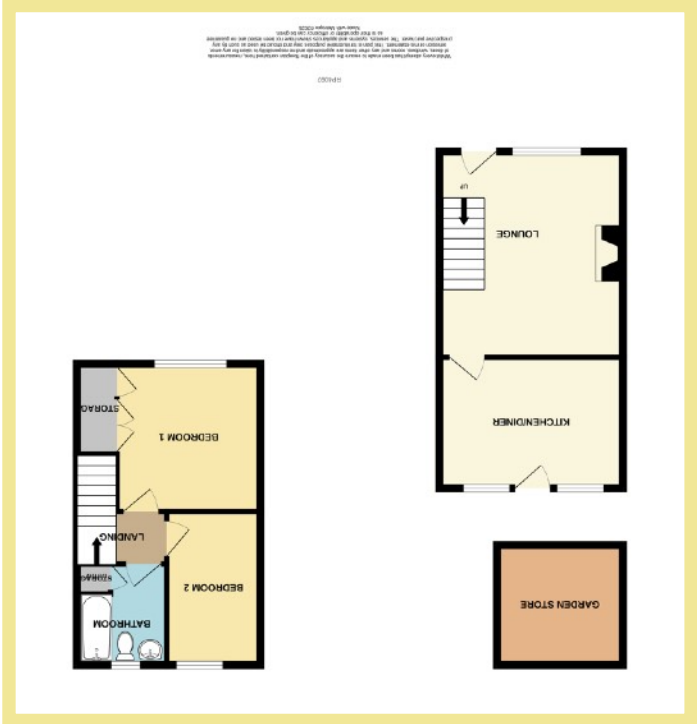


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



12 Mount Pleasant Terrace
Penrhynside
LL30 3BT

Charming Two Bedroom Mid Terrace Cottage With Off Road Parking & Stunning Sea Views in A Popular Village Location

Description

This charming two bedroom mid terrace cottage is situated in the quiet, yet popular village of Penrhynside with lovely country walks and 2 local pubs on your doorstep. Close to the local shops, schools, promenade & beach of Penrhyn Bay. A short drive from both Llandudno & Colwyn Bay. A courtyard at the rear, garden store with space & plumbing for a washing machine & dryer and parking space for 1 car. To the front there is a garden on a lower level with fabulous views over the coastline. The cottage accommodation comprises of:- Entrance into the light & spacious lounge, kitchen/ diner with access door out onto the courtyard, stairs in the lounge up to two double bedrooms, one with fitted storage at the front with the stunning views and bathroom with shower over the bath. The cottage has gas central heating & UPVC double glazed windows. Viewing is essential to appreciate this charming cottage, it's quiet yet convenient location and coastline views.

- ✓ CHARMING TWO BEDROOM MID TERRACE COTTAGE
- ✓ OFF ROAD PARKING
- ✓ STUNNING VIEWS OVER THE COASTLINE FROM THE FRONT ELEVATION
- ✓ SITUATED IN A QUIET POPULAR VILLAGE
- ✓ CLOSE TO LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH
- ✓ REAR COURTYARD WITH GARDEN STORE
- ✓ FRONT GARDEN

Lounge

4.45m x 3.98m (14'7" x 13'1")



Kitchen/Diner

3.98m x 2.85m (13'1" x 9'4")



Bedroom One

3.95m x 3.24m (13'0"x 10'8")



Bedroom Two

3.37m x 2.03m (11'1" x 6'8")

Bathroom



Garden Store

2.75m x 2.60m (9'0" x 8'7")

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 right onto the Promenade and first right onto Rhos Road (B5116) Continue to the traffic lights and turn right onto Llandudno Road (B5115) Continue through Penrhyn Bay going straight on at two roundabouts in the direction of Llandudno. Just before the "Llandudno welcomes you" sign take the left turn for Penrhynside. Proceed into the village, turn right by the small car park onto Pen Y Park, right onto Bryn Gwynt Lane, proceed up the road, turn left onto Mount Pleasant Terrace.

Council Tax Band: "C"

Energy Performance Rating Band D

2 Bedroom
Mid Terrace
Cottage

12 Mount Pleasant
Terrace
Penrhynside
LL30 3BT

£149,950

Reduced From £155,000
Reference Number:RP4097
809/25

Fletcher & Poole,
1A, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

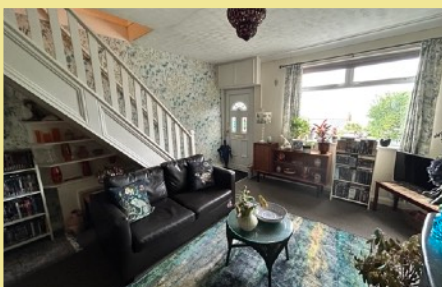
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email:
rhosonse@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		