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www.fletcherpoole.com

Fletcher & Poole



1 Berwyn Gardens
Penrhyn Bay
LL30 3PE

Spacious Three Bedroom Detached Bungalow Situated On The Highly Desirable “Penrhyn Beach Estate” Walking Distance To The Local Shops, Promenade & Beach

Description

This spacious three bedroom detached bungalow is situated on the highly desirable “Penrhyn Beach Estate”. Walking distance to the local shops, schools, promenade & beach. A short drive to both Llandudno & Colwyn Bay. To the front there is ample off road parking on the driveway. The enclosed rear garden is paved with artificial grass for low maintenance, fenced & hedged borders and a patio seating area for outside dining & entertaining. A large summerhouse makes an ideal space for an outside office to work from home. The accommodation comprises of:- Entrance porch to the side, hallway, spacious lounge/diner, kitchen with access onto the rear garden and to the side of the bungalow, three bedrooms-one currently used as an office, conservatory with French doors onto the patio, shower room and a separate w.c. Benefitting from gas central heating & UPVC double glazed windows. Early viewing is highly recommended to appreciate the convenient & popular location this detached bungalow has to offer.

- ✓ SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- ✓ AMPLE OFF ROAD PARKING ON THE DRIVEWAY
- ✓ ENCLOSED REAR GARDEN WITH SUMMERHOUSE
- ✓ SITUATED ON THE HIGHLY DESIRABLE “PENRHYN BEACH ESTATE”
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH

Lounge/Diner

5.93m x 3.62m (19’5” x 11’11”)



Kitchen

5.14m x 2.40m max (16’11” x 7’11”)



Conservatory

3.02m x 2.02m (9’11” x 6’8”)

W.C.

2.14m x 0.57m (7’0” x 1’11”)

Bedroom One

4.60m x 3.39m (15’1” x 11’2”)



Bedroom Two

2.96m x 2.59m (9’9” x 8’6”)

Bedroom Three/Office

2.68m x 2.38m (8’10”x 7’10”)

Shower Room

2.01m x 1.66m (6’7” x 5’6”)



Location

The property is located in the popular area of Penrhyn Bay, 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 and left onto the Promenade, continue along this road merging onto Glan Y Mor Road, turn right onto Beach Road, turn left then left again onto Berwyn Gardens where No 1 can be found immediately on the left hand side.

Council Tax Band: “D” (provided on www.voa.gov.uk)

Energy Performance Rating Band: D

Three Bedroom
Detached Bungalow

1 Berwyn Gardens
Penrhyn Bay
LL30 3PE

£329,950

Reference Number:RP4101
11/09/25

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

