

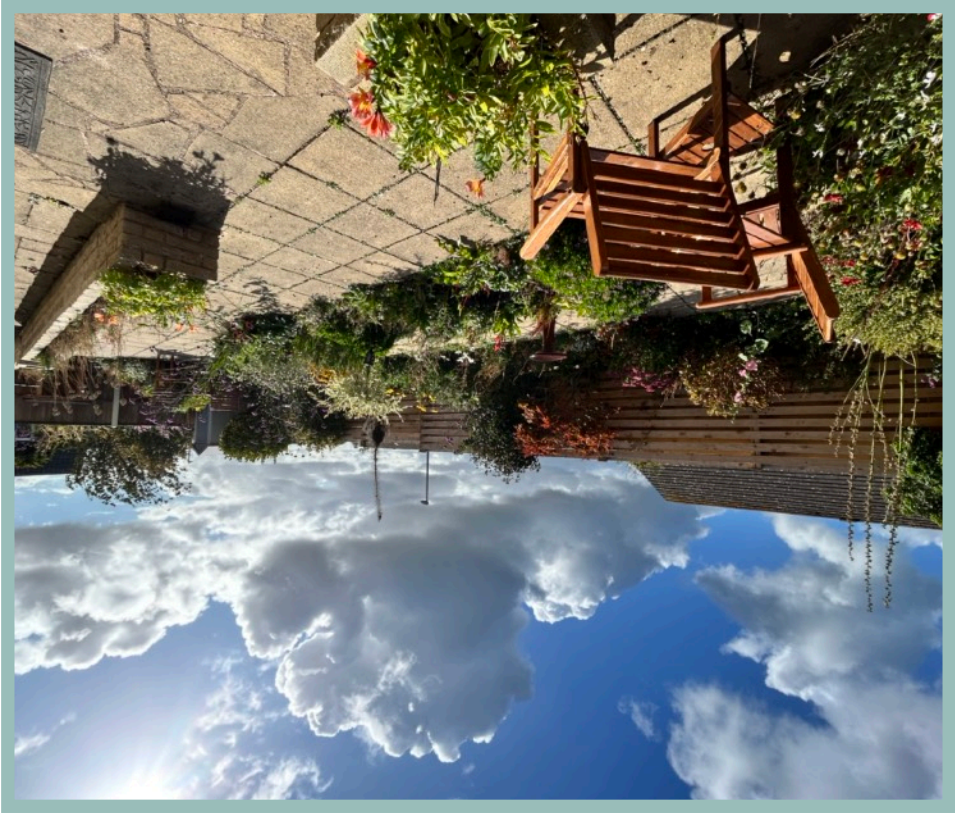
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

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Fletcher & Poole
DIAMOND COLLECTION



10 Maes Y Mor,
Penrhyn Bay
LL30 3RE

Well Maintained Three Bedroom Detached Bungalow Situated In A Sought After Residential Area

Description

This well maintained three bedroom detached bungalow is situated in the sought after residential area of Penrhyn Beach; close to amenities, the promenade and only a short walk to Angel Bay. Tucked away at the end of a quiet cul de sac the well maintained property is well worth viewing to not only appreciate the layout of the accommodation but also the location. To the front of the property there is ample off road parking and access to the garage. The enclosed rear garden has been landscaped with raised borders and a water feature to encourage wildlife.

The accommodation comprises porch, good size hallway with built in storage, double aspect lounge with views of the Little Orme and access to the dining room which in turn opens up into the kitchen, three bedrooms, one currently being used as an additional sitting room and has access to the garden, a shower room and separate W.C. There is gas central heating with a boiler that is less than 5 years old and UPVC double glazing.

- ✓ WELL MAINTAINED THREE BEDROOM DETACHED BUNGALOW
- ✓ SITUATED IN A QUIET CUL DE SAC IN A SOUGHT AFTER RESIDENTIAL AREA
- ✓ CLOSE TO AMENITIES, THE PROMENADE & ANGEL BAY
- ✓ VIEWING RECOMMENDED TO APPRECIATE THE LAYOUT OF THE ACCOMMODATION AND LOCATION
- ✓ AMPLE OFF ROAD PARKING, GARAGE & ENCLOSED REAR GARDEN

Lounge

15'11" x 11'10" (4.84m x 3.60m)



Kitchen

11'6" x 8'10" (3.49m x 2.69m)



Dining Room

10'10" x 9'0" (3.30m x 2.73m)

Bedroom One

15'6" x 9'0" (4.73m x 2.73m)



Bedroom Two

12'7" x 9'0" (3.84m x 2.73m)

Bedroom Three/Sitting Room

10'9" x 9'0" (3.26m x 2.73m)



Shower Room

7'8" x 5'2" (2.33m x 1.56m)

W.C.

7'8" x 2'10" (2.33m x 0.85m)

Garage

18'4" x 8'7" (5.58m x 2.60m)

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, turn left onto the Promenade, continue along this road passing the golf course on the left, turn right onto Penrhyn Beach Estate, left onto Penrhyn Beach West and take the fourth right turn onto Lon Mynach and Maes Y Mor is on the left.

Council Tax Band: "F" (provided on [voa.gov.uk](https://www.voa.gov.uk))

Energy Performance Rating Band D

3 Bedroom
Detached
Bungalow

10 Maes Y Mor
Penrhyn Bay
LL30 3RE

£379,950

Reference Number: RP4106
15/09/25

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		