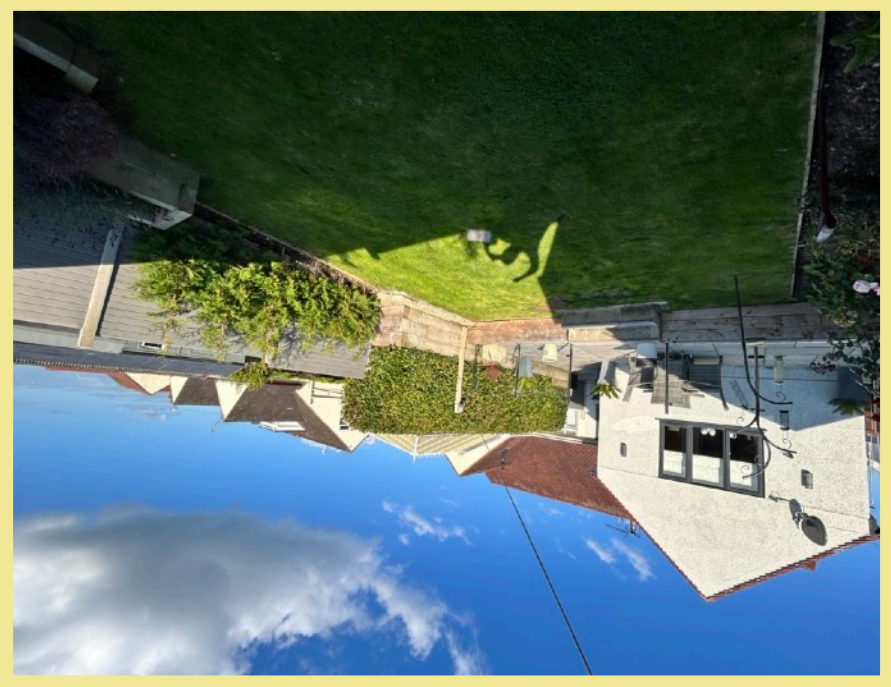


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



2 Garden Drive
Penrhyn Bay
LL30 3LL

Recently Extended & Renovated Two Bedroom Semi Detached Bungalow Situated In A Highly Desirable Residential Location

Description

This well presented two bedroom semi-detached bungalow is situated in the highly desirable & convenient residential area of Penrhyn Bay. Walking distance to the local shops, promenade, beach & golf course. A short drive from both Llandudno & Colwyn Bay. The current owners have recently extended & renovated the property to include a kitchen/diner with vaulted ceiling which has created a modern open plan living space filled with light. Planning permission is still available for a master bedroom with ensuite to be converted in the loft area. Early viewing is highly recommended to appreciate all this property has to offer. To the front of the bungalow there is substantial off road parking on the newly tarmacked drive with access to the composite cladded garage which has electric doors and located behind new metal gates to the side. The rear enclosed garden is South facing with composite fencing and hedged borders, laid to lawn with flower beds and garden shed. A flagged patio seating area with glass balustrades creates a perfect place for outside dining & entertaining. The accommodation comprises of:- Entrance to the side of the property, hallway, lounge with feature multi-fuel burner to the front aspect, light & spacious kitchen/diner with new fitted kitchen, quartz worktops, peninsula with plenty of storage & wine rack, integrated dishwasher, SMEG 5 burner range cooker & hood, pull-out larder unit, space & plumbing for a washing machine and fridge freezer. The kitchen has underfloor heating with an electric velux window in the diner area and French patio doors out into the garden. Storage cupboard housing the boiler which was installed in 2021 with "Hive heating" control for gas central heating system. Two double bedrooms, one with fitted wardrobes and modern shower room. There is UPVC double glazed windows throughout.

- ✓ WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW
- ✓ RECENTLY EXTENDED & RENOVATED
- ✓ PLANNING PERMISSION FOR MASTER BEDROOM & ENSUITE IN THE LOFT SPACE
- ✓ SOUTH FACING ENCLOSED REAR GARDEN WITH PATIO AREA
- ✓ SUBSTANTIAL OFF ROAD PARKING ON THE TARMAC DRIVEWAY
- ✓ COMPOSITE CLADDED DETACHED GARAGE WITH ELECTRIC DOORS
- ✓ ELECTRIC CAR CHARGING POINT
- ✓ SITUATED IN A HIGHLY DESIRABLE RESIDENTIAL AREA
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, PROMENADE, BEACH & GOLF COURSE

Lounge

5.03m x 3.66m (16'6" x 12'0")



Hall

2.29m x 1.29m (7'6" x 4'3")

Kitchen/Diner

7.35m x 3.66m (24'1" x 12'0")



Bedroom One

3.66m x 3.61m (12'0" x 11'10")



Bedroom Two

3.27m x 2.79m (10'9" x 9'2")

Shower Room

2.00m x 1.65m (6'7" x 5'5")

Garage

4.49m x 2.25m (14'9" x 7'5")

Location

The property is conveniently located in Penrhyn Bay close to the local shops and other amenities, within walking distance of the sea front and close to the golf course. The Victorian resort of Llandudno is approximately 3 miles distance.

Directions

From the Rhos On Sea office turn right towards the promenade, then left onto the Promenade, continue along pass the golf course, turn left onto Pendorlan Road, turn right onto Penrhyn Isaf Road, first left onto Penrhos Drive and Garden Drive is the third turning on the left.

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

Energy Performance Rating Band D

2 Bedroom
Semi Detached
Bungalow

2 Garden Drive
Penrhyn Bay
LL30 3LL

£279,950

Reference Number:RP4114
25/09/25

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:
rhosonseaf@fletcherpoole.com
web: www.fletcherpoole.com

