

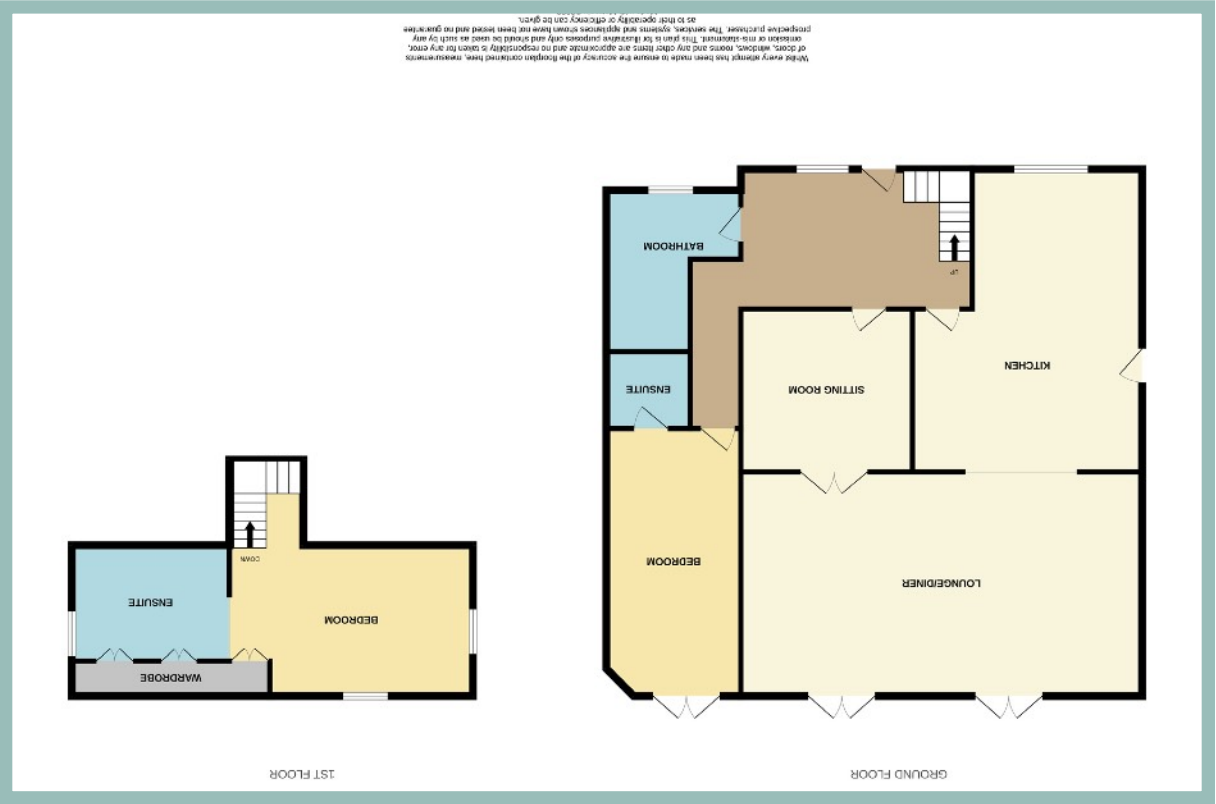
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



8 Morfa Road
Penrhyn Bay
LL30 3PT

Immaculately Presented Two/Three Bedroom Detached Dormer Bungalow With Spectacular Views Across Golf Course

Description

This immaculately presented two/three-bedroom detached bungalow is situated in the desirable village of Penrhyn bay, close to the local shops and amenities and benefits from spectacular views across Rhos on Sea golf course. In brief the accommodation comprises of entrance hallway, modern shower room, large bedroom with ensuite, modern open plan kitchen/diner with quality appliances and access to rear, additional sitting room/bedroom and large lounge with french doors out onto decked area and rear garden. On the first floor there is a large bedroom again benefiting from the views and a modern ensuite bathroom. To the rear is a beautifully landscaped garden benefiting from large, composite decked area with glass balustrades to appreciate the view, lawned area and borders benefitting from well-established plants and shrubs. To the front of the property is access to off road parking and separate gate entrance. Viewing is essential to appreciate the presentation, quality fixtures and fittings, location and views this property has to offer.

- ✓ STUNNING TWO/THREE BEDROOM DETACHED DORMER BUNGALOW
- ✓ EXTENDED WITH OPEN PLAN KITCHEN/ DINER AND LOUNGE
- ✓ SPECTACULAR VIEWS ACROSS RHOS ON SEA GOLF COURSE
- ✓ CLOSE TO LOCAL SHOPS, AMENITIES AND PROMENADE
- ✓ BEAUTIFULLY LANDSCAPED REAR GARDEN
- ✓ NO CHAIN



2/3 Bedroom
Detached
Dormer Bungalow

8 Morfa Road
Penrhyn Bay
LL30 3PT

£459,950

Reference Number: RP3369

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

Registered Company
Number 4687367

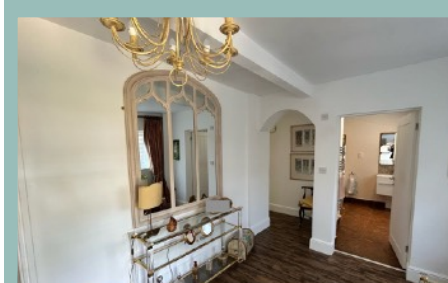
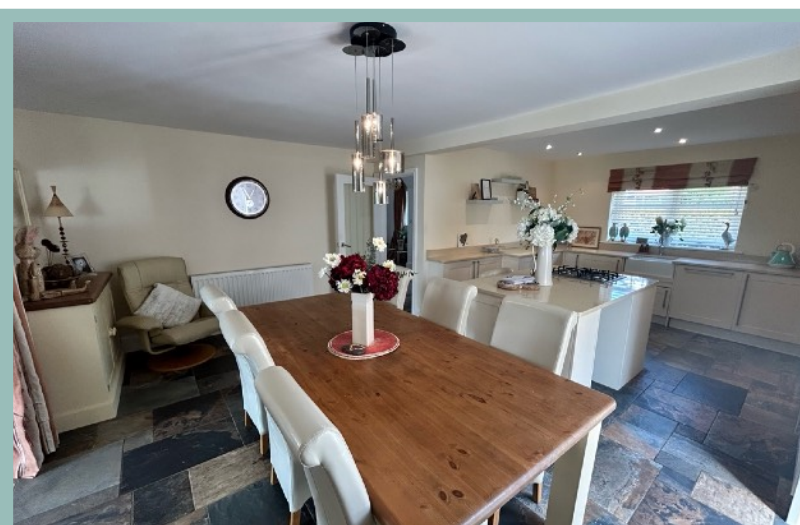
Valuation

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: rhosonseasales@fletcherpoole.com
web: www.fletcherpoole.com





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Sitting Room

4.04m x 3.78m (13'3" x 12'5")

Lounge

9.00m x 5.02m (29'6" x 16'6")

Kitchen/Diner

7.03m x 5.20m (23'1" x 17'1")

Bedroom One

7.61m x 3.28m (25'0" x 10'9")

Ensuite

2.89m x 2.13m (9'6"x 7'0")

Bedroom Two

7.14m x 5.36m (23'5" x 17'7")

Shower Room

3.96m x 3.03m (13'0" x 9'11")



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

Location

The property is located in the popular area of Penrhyn Bay, close to a bus route and the golf course. Within easy reach of Llandudno and close to the popular seaside resort of Rhos on Sea.

Directions

From the Rhos on Sea office turn right towards the Promenade, turn left onto the Promenade, continue along Marine Drive, pass the golf course on the left, take the next left turn onto Morfa Road.

Council Tax Band E

Energy Performance Rating Band C

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