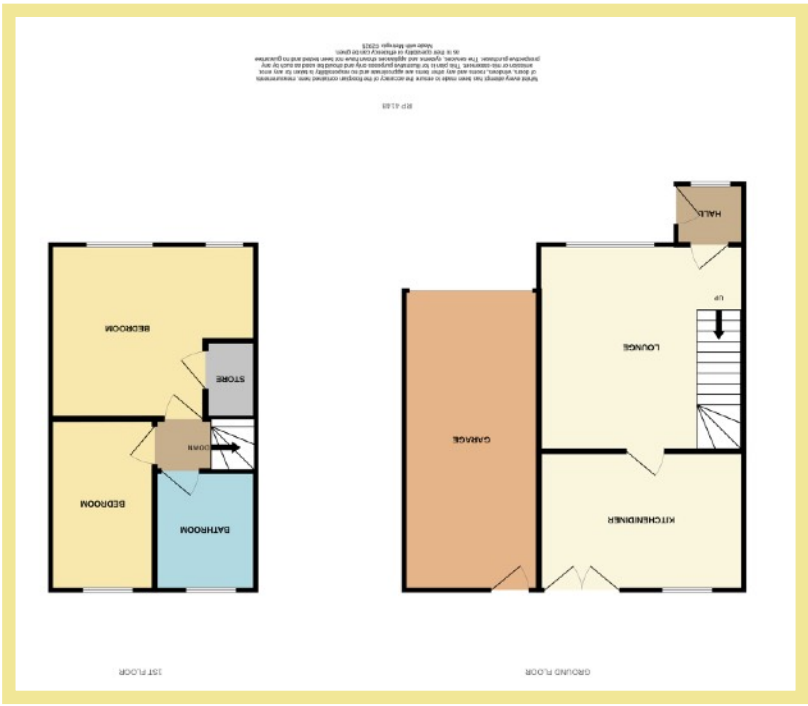


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com



28 Gloddaeth View
Penrhyn Bay
LL30 3FB

Immaculately Presented Two Bedroom Semi Detached House Situated In A Sought After Residential Area

Description

This immaculately presented two bedroom semi detached house must be viewed to appreciate the space and layout of the accommodation. Benefitting from a garage there is the potential with the relevant planning permission to convert into extra accommodation. The well-maintained property is situated close to the amenities of Penrhyn Bay and only a short walk to the promenade. The accommodation on the ground floor comprises of entrance hall, lounge and light and spacious kitchen/ diner with direct access to the garden. To the first floor there are two bedrooms and a modern contemporary bathroom. There is gas central heating and UPVC double glazing. Outside there is off road parking to the front and access to the garage with an enclosed rear garden landscaped with a paved area, artificial lawn and decorative stone border.

- ✓ IMMACULATELY PRESENTED TWO BEDROOM SEMI DETACHED HOUSE
- ✓ WELL MAINTAINED PROPERTY IN SOUGHT AFTER RESIDENTIAL AREA
- ✓ VIEWING HIGHLY RECOMMENDED
- ✓ OFF ROAD PARKING, GARAGE & ENCLOSED REAR GARDEN

Entrance Hall

1.37m x 1.21m (4’6” x 4’0”)

Lounge

4.17m x 4.13m (13’8” x 13’7”) Maximum



Kitchen /Diner

4.13m x 2.79m (13’7” x 9’2”)



Bedroom One

4.14m x 3.52m (13’7” x 11’7”) Maximum



Bedroom Two

3.45m x 2.09m (11’4” x 6’10”)

Bathroom

2.39m x 1.96m (7’10” x 6’5”)



Garage

6.05m x 2.69m (19’10” x 8’10”)

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, turn left onto the promenade, follow this road to the roundabout in Penrhyn Bay, take the second exit onto Trafford Park, follow the road round to the right, turn right onto Gloddaeth View.

Council Tax Band: “D”

Energy Performance Rating Band D

2 Bedroom
Semi Detached
House

28 Gloddaeth View
Penrhyn Bay
LL30 3FB

£225,000

Reference Number:RP4148
19/11/25

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:
rhosonseas@fletcherpoole.com
web: www.fletcherpoole.com

