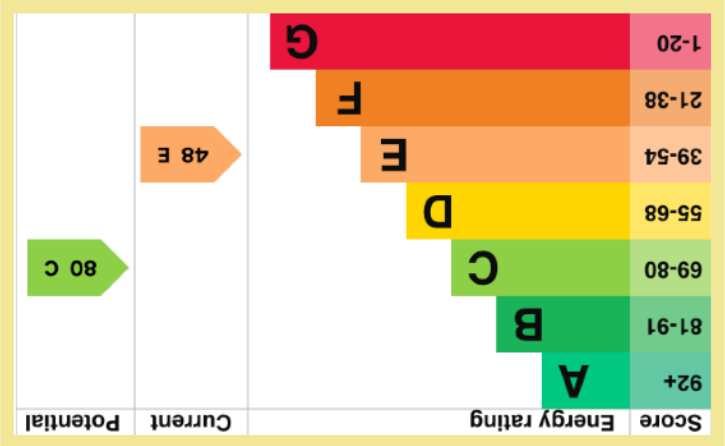
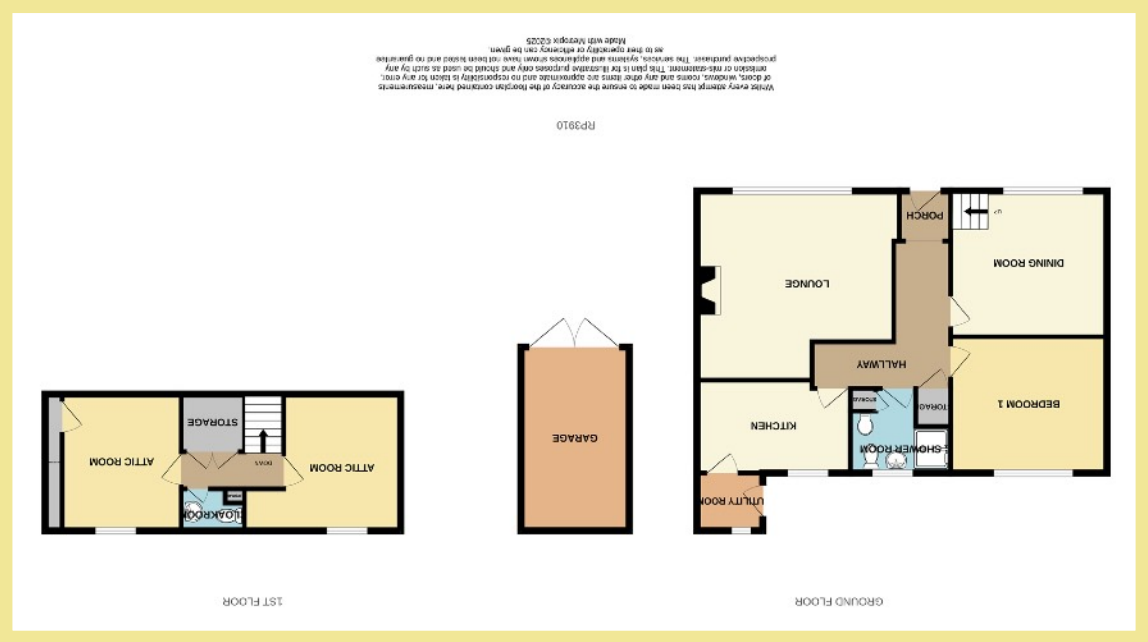


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



3 Marine Road
Penrhyn Bay
LL30 3NA

TWO BEDROOM/TWO LOFT ROOMS SEMI DETACHED BUNGALOW WITH SUBSTANTIAL OFF ROAD PARKING TO THE FRONT SITUATED IN A HIGHLY DESIRABLE AREA

Description

This two bedroom/two loft rooms semi detached bungalow is situated in the highly desirable residential area of Penrhyn Bay. Walking distance to the local shops, promenade, beach & other amenities and a short drive to both Llandudno and Rhos on Sea. Set back from the road on a good sized plot the bungalow has a substantial drive area at the front for off road parking of numerous vehicles and detached garage at the rear. Comprising of:- Entrance porch, hallway, light & spacious lounge large picture window with views over the hills beyond, kitchen with utility room and access to the rear courtyard, bedroom, shower room and dining room with another large picture window and views. Stairs lead to the first floor from the dining room where there are two further loft rooms currently being used as two bedrooms, one with under eaves storage, w.c and a good sized storage cupboard on the landing. The rear courtyard is enclosed and gives access to the detached garage. Benefitting from storage heaters & UPVC double glazing throughout and this well planned bungalow is well worth viewing to appreciate the accommodation on offer and convenient location.

- ✓ TWO BEDROOM/TWO LOFT ROOMS SEMI DETACHED BUNGALOW
- ✓ SITUATED IN A HIGHLY DESIRABLE AREA
- ✓ WALKING DISTANCE TO LOCAL SHOPS, PROMENADE, BEACH & OTHER AMENITIES
- ✓ SUBSTANTIAL OFF ROAD PARKING ON THE LARGE DRIVEWAY TO THE FRONT
- ✓ DETACHED GARAGE
- ✓ NO CHAIN

Hallway

3.65m x 1.49m (12' x 4' 11")

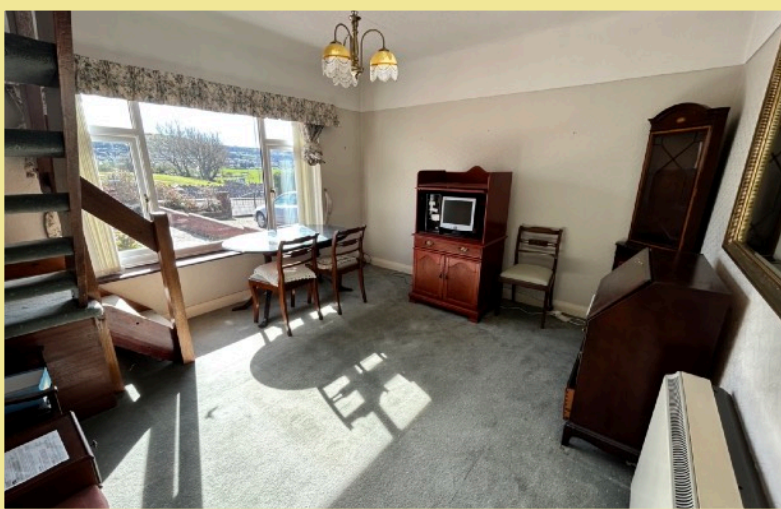
Lounge

4.90m x 4.74m (16' 1"x 15' 7")



Dining Room

3.92m x 3.63m (12' 10" x 11' 11")



Kitchen

3.89m x 2.26m (12' 9" x 7' 5")



Utility Area

1.64m x 1.44m (5' 5" x 4' 9")

Bedroom One

3.93m x 3.40m (12' 11" x 11' 2")



Shower Room

2.50m x 2.28m (8' 2" x 7' 6")

Bedroom Two

3.94m x 3.34m (12' 11" x 11')

Loft Room

3.36m x 3m (11' 1" x 9' 10")

W.C

1.51m x 1.45m (4' 11" x 4' 9")

Garage

4.57m x 2.69m (15' x 8' 10")

Location

The bungalow is located in the popular are of Penrhyn Bay. Walking distance to the local shops, Promenade, beach and amenities. Within easy reach of Rhos on Sea and Llandudno.

Directions

From the Rhos On Sea office turn towards the promenade, turn left onto the promenade, continue along this road pass the golf course on the left, turn second left onto Pendorlan Road and continue across onto Marine Road.

Council Tax Band: "E" (provided on www.voa.gov.uk)
Energy Performance Rating: Band E

2 Bedroom/2 Loft Rooms
Semi Detached
Bungalow

3 Marine Road
Penrhyn Bay
LL30 3NA

£239,950

Reference Number:RP3910
1/04/25

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

