

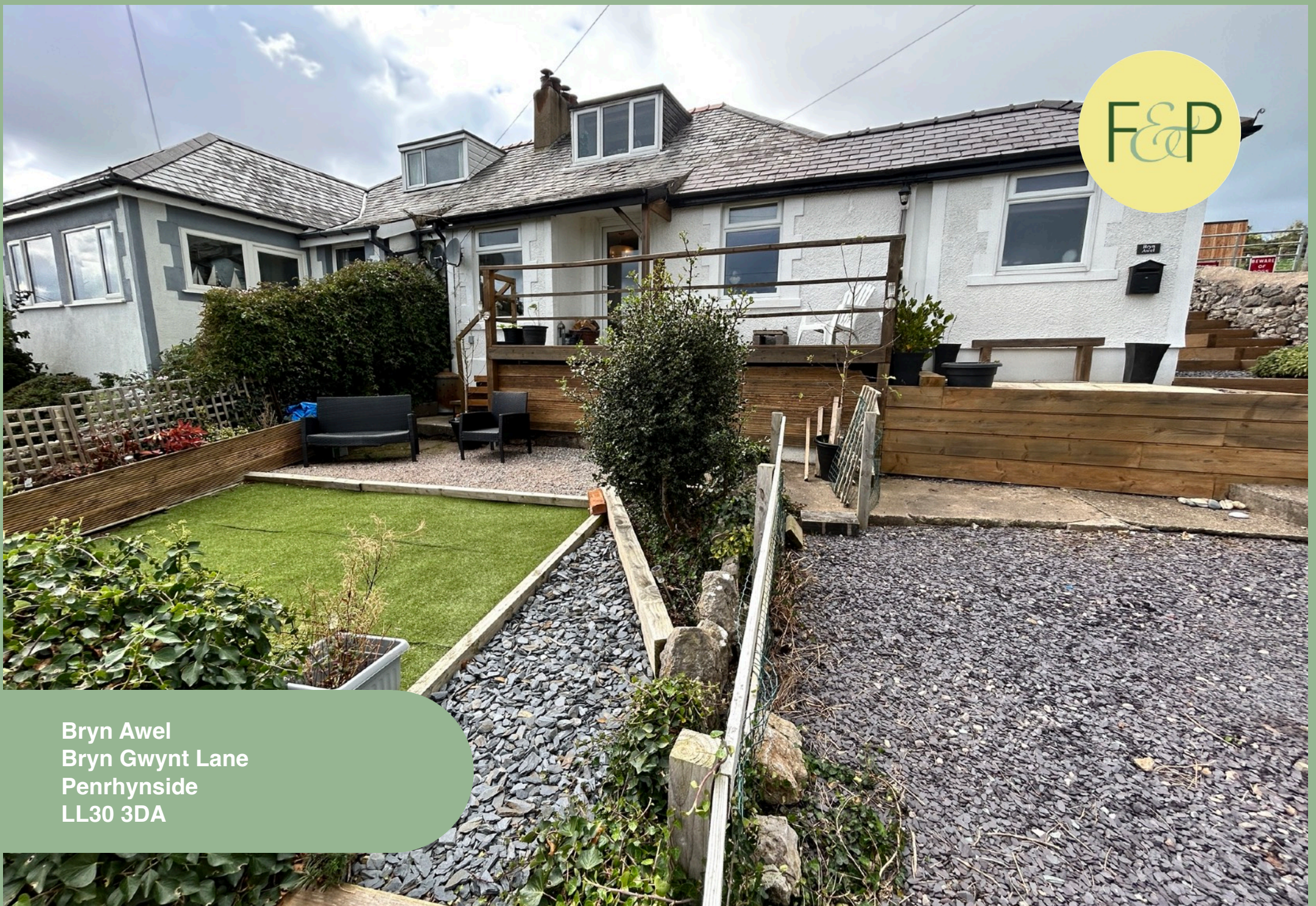
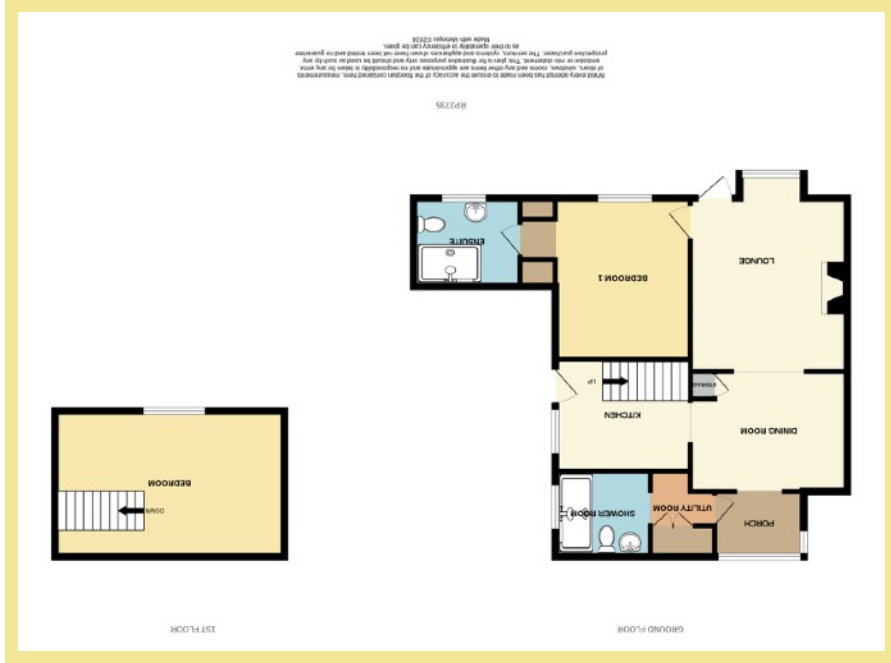
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com

Fletcher & Poole



Bryn Awel
Bryn Gwynt Lane
Penrhynside
LL30 3DA

Two Bedroom Semi Detached Dormer Bungalow Enjoying Spectacular Panoramic Coastline & Countryside Views

Description

This two bedroom semi detached dormer bungalow is situated in the popular village of Penrhynside. With spectacular panoramic countryside & coastal views yet within walking distance into the village and public house and easy access to Penrhyn Bay where there are local shops, promenade and beach. Viewing is essential to not only appreciate the views but also the location.

The accommodation in brief comprises of:- Entrance at the side into the fitted kitchen which opens into the dining room which also flows into the spacious lounge with multi fuel burner, window seat to take in the spectacular views and access onto the decked balcony. Master bedroom with modern ensuite shower room, rear porch from the dining room, utility room and further shower room. Stairs lead from the kitchen to the second dormer double bedroom. Both bedrooms benefit from the panoramic views.

Outside to the rear is a tiered, decked area with various seating areas which are perfect for catching the sun and outside dining and entertaining, hot tub and outbuildings for storage. To the front of the property is a decked balcony, vegetable patch and garden laid to artificial grass for low maintenance and ample off road parking. The property benefits from gas central heating and UPVC double glazing throughout.

- ✓ TWO BEDROOM SEMI DETACHED DORMER BUNGALOW
- ✓ SPECTACULAR PANORAMIC COUNTRYSIDE & COASTAL VIEWS
- ✓ AMPLE OFF ROAD PARKING
- ✓ WALKING DISTANCE INTO THE POPULAR VILLAGE OF PENRHYNSIDE
- ✓ EASY ACCESS INTO PENRHYN BAY FOR LOCAL SHOPS, PROMENADE AND BEACH

Lounge

13'2" x 11'11" (4.02m x 3.62m)



Kitchen

11'0" x 8'5" (3.35m x 2.57m)



Dining Room

11'11" x 8'8" (3.62m x 2.63m)

Master Bedroom

12'4" x 10'3" (3.75m x 3.13m)



Ensuite Shower Room

8'2" x 6'7" (2.48m x 2.01m)

Rear Porch

6'10" x 5'0" (2.07m x 1.51m)

Utility Area

4'11" x 4'2" (1.50m x 1.27m)

Shower Room

7'4" x 3'4" (2.24m x 1.01m)

Bedroom Two

17'5" x 11'1" (5.32m x 3.38m)

Location

The property is located in an elevated position in the semi-rural Village of Penrhynside. It is within close proximity of the local shops, supermarket, schools and other amenities of Penrhyn Bay. The popular Victorian Resort of Llandudno with its wealth of shops, cafes, restaurant and attractions is 2 miles in distance.

Directions

From the Rhos-on-Sea office turn towards the Promenade, turn left onto the promenade, follow this road to the roundabout in Penrhyn Bay, take the third exit towards Llandudno, at the top of the hill turn left towards Penrhynside and first left onto Pendre Road, turn right onto Bryn Gwynt Lane.

Council Tax Band: C
Energy Performance Rating Band D

NB: THE HOT TUB CAN BE INCLUDED IN THE SALE, IF REQUIRED, AT AN ADDITIONAL COST

2 Bedroom
Semi Detached
Dormer Bungalow

Bryn Awel
Bryn Gwynt Lane
Penrhynside
LL30 3DA

£249,950

Reduced From £259,950
Reference Number: RP3735
30/09/24

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

Registered Company
Number 4687367

Valuation

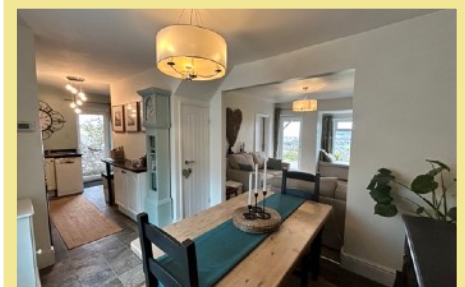
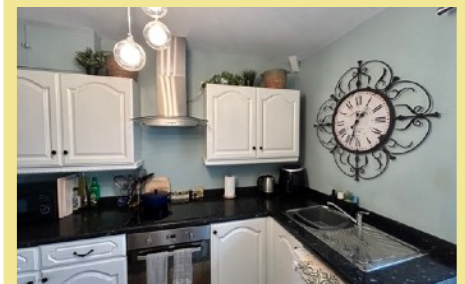
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

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		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		