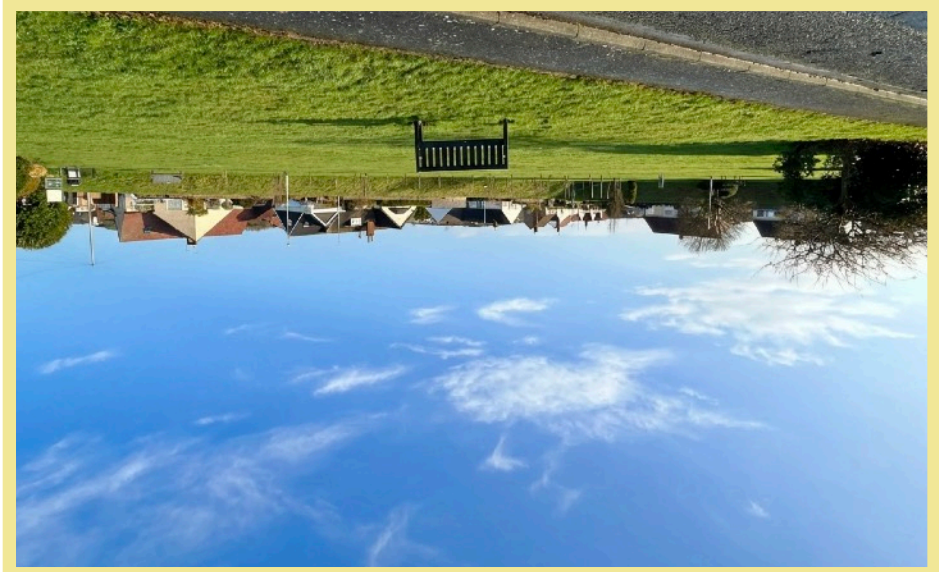


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



29 Bryn View Road
Penrhyn Bay
LL30 3LW

Two Bedroom Semi Detached Bungalow Situated In A Sought After Residential Area

Description

This two bedroom semi detached bungalow is situated in a sought after residential area close to the amenities of Penrhyn Bay and only a short walk to the promenade. The property also benefits from an open aspect to the front overlooking the park. The accommodation comprises of porch, hallway, good size lounge/diner, kitchen with built in store cupboard, two double bedrooms and a modern shower room with walk in shower. There is gas central heating and UPVC double glazing.

Outside there is garden to the front with a variety well established plants and and shrubs and a rear garden that has been landscaped with stone paving and includes a store room and timber shed.

- ✓ TWO BEDROOM SEMI DETACHED BUNGALOW
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA CLOSE TO AMENITIES
- ✓ OPEN ASPECT TO THE FRONT OVERLOOKING THE PARK
- ✓ GARDEN TO THE FRONT AND REAR
- ✓ NO CHAIN

Lounge/Diner

5.07m x 3.69m (16'8" x 12'1") Maximum



Kitchen

3.13m x 2.77m (10'3" x 9'1")



Bedroom One

3.68m x 3.61m (12'1" x 11'10")



Bedroom Two

3.28m x 2.79m x (10'9" x 9'2")

Shower Room

1.99m x 1.68m (6'7" x 5'6")



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. It is situated close to local amenities which include a post office, local convenience store and library, as well as bus stops. There is also an 18 hole golf course with hotel and restaurant within walking distance. There is a nursery, junior school and college all situated close by, with good commuting to Chester, Bangor and beyond.

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 Morfa Road, Bear left onto Marine Road, first right onto Merivale Road, left onto Penrhos Drive, left onto Bryn View Road.

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

Energy Performance Rating Band TBC

2 Bedroom
Semi Detached
Bungalow

29 Bryn View Road
Penrhyn Bay
LL30 3LW

£214,950

Reference Number:RP4193
28/01/26

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:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com

