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www.fletcherpoole.com



40 Glan Y Mor Road
Penrhyn Bay
LL30 3PF

Traditional Style Three Bedroom Semi Detached Family House Situated On A Highly Desirable Residential Road

Description

This traditional style three bedroom semi-detached family home is situated on a highly desirable road in the popular & convenient residential area of Penrhyn Bay. Walking distance to the local shops, schools, promenade & beach. A short drive from both Llandudno & Colwyn Bay. Early viewing is highly recommended to appreciate the location and all this property has to offer. Outside to the front there is off-road parking on the driveway and access at the side to the garage. The rear, enclosed garden is South facing, laid to lawn with fenced borders and a flagged patio seating area. The detached garage has full power and plumbing for a washing machine. The accommodation comprises of:- Entrance porch, hallway, lounge with feature fireplace, kitchen/diner with fitted kitchen and integrated appliances to include:- Dishwasher, oven, gas hob and extraction hood. Space & plumbing for a washing machine. Rear porch and downstairs w.c and good-sized pantry in the hallway. To the first floor there are three bedrooms, a family bathroom with bath & separate shower and a separate w.c. The property benefits from gas central heating and UPVC double glazed windows throughout.

- ✓ TRADITIONAL STYLE THREE BEDROOM SEMI-DETACHED FAMILY HOME
- ✓ DETACHED GARAGE
- ✓ SOUTH FACING ENCLOSED REAR GARDEN
- ✓ SITUATED ON A HIGHLY DESIRABLE RESIDENTIAL ROAD
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH

Lounge

3.86m x 3.46m (12'8" x 11'4")



Kitchen/Diner

5.90m x 3.16m (19'4" x 10'5")



Porch

1.73m x 1.27m (5'8" x 4'2")

Hallway

4.72m x 1.65m (15'6" x 5'5")

W.C.

1.15m x 1.07m (3'9" x 3'6")

Pantry

1.65m x 1.07m (5'5" x 3'6")

Bedroom One

3.87m x 3.47m (12'9" x 11'5")



Bedroom Two

3.64m x 3.19m (11'11" x 10'6")

Bedroom Three

3.01m x 2.15m (9'11" x 7'1")

Bathroom

2.15m x 2.07m (7'1" x 6'10")

W.C.

1.14m x 0.89m (3'9" x 2'11")

Garage

5.55m x 2.86m (18'2" x 9'5")

Location

The property is located in the popular area of Penrhyn Bay. Walking distance to Angel Bay, promenade, Beach and local shops & amenities. 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, then left onto the Promenade, continue along past the golf course continue onto Glan Y Mor Road.

Council Tax Band: "E"

Energy Performance Rating Band D

3 Bedroom
Semi Detached
House

40 Glan Y Mor Road
Penrhyn Bay
LL30 3PF

£284,950

Reference Number:RP4178
12/01/26

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:

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email:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com

