

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



20 Hafod Road East
Penrhyn Bay
LL30 3NH

Beautifully Presented Two Bedroom Detached Bungalow Situated In A Highly Desirable Residential Area

Description

This two bedroom detached bungalow has undergone a number of upgrades carried out by the current owners. Situated in a highly desirable residential area-steps away from the promenade, beach. Walking distance to the local shops, golf course and other amenities. A short drive from both Llandudno & Colwyn Bay. Outside to the rear the private, enclosed garden has been landscaped with a lawned area, hedged borders, paved patio seating area with greenhouse and garden shed. An outside electrical socket has been added for convenience. There is access into the garage which has been separated into 2 areas, the front a workshop and the rear a storage area with insulated floor and space for utilities. To the front the bungalow is set behind gates and has off-road parking to the side on the driveway with a well established low maintenance garden area. The property has been completely redecorated inside and repainted outside. The accommodation comprises of:- Entrance at the side, hallway, lounge with new feature gas fireplace & marble surround and bay window, kitchen leading into the newly created "orangery" with an insulated warm roof & skylight, a section of new flat roof and self-coloured render on the outside which doesn't need painting. This has created a spacious & warm 2nd sitting room/dining area with patio doors out onto the patio seating area. 2 double bedrooms-both with new radiators and a modern shower room. The property also benefits from a good-sized loft room, UPVC double glazed windows & doors (new windows in the kitchen & shower room) and gas central heating throughout. Early viewing is recommended to appreciate this well planned & upgraded property and it's popular & convenient location.

- ✓ BEAUTIFULLY PRESENTED TWO BEDROOM DETACHED BUNGALOW
- ✓ OFF ROAD PARKING
- ✓ DETACHED WORKSHOP/STORE & UTILITY ROOM
- ✓ PRIVATE, ENCLOSED REAR GARDEN WITH PATIO SEATING AREA, GREENHOUSE & GARDEN SHED
- ✓ ADDITIONAL LOFT ROOM
- ✓ CLOSE TO LOCAL SHOPS, PROMENADE, BEACH & GOLF COURSE
- ✓ SITUATED IN A HIGHLY DESIRABLE RESIDENTIAL AREA

Lounge

4.75m x 3.92m (15'7" x 12'10")



Kitchen

4.21m x 2.91m (13'10" x 9'7")

Orangery

4.53m x 3.13m (14'11" x 10'3")



Bedroom One

3.89m x 3.70m (12'9" x 12'2")



Bedroom Two

4.06m x 3.09m (13'4" x 10'2")

Shower Room

2.26m x 2.21m (7'5" x 7'3")

Loft

5.06m x 3.31m (16'7" x 10'11")

Workshop

2.65m x 1.63m (8'9" x 5'4")

Store/Utility Room

3.20m x 2.65m (10'6" x 8'9")

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 and left onto the Promenade, continue along this road merging onto Glan Y Mor Road, take the 3rd left after the golf course onto Maesgwyn Road where Hafod Road East can be found on the right hand side.

Council Tax Band: "E"
Energy Performance Rating Band D

2 Bedroom
Detached
Bungalow

20 Hafod Road East
Penrhyn Bay
LL30 3NH

£319,950

Reference Number:RP4192
29/01/26

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	77 C
39-54	E		
21-38	F		
1-20	G		