



STEPHENSON CLOSE, PENRHYN BAY

OFFERS OVER £230,000



STEPHENSON CLOSE, PENRHYN BAY



BLUE TURTLE PROPERTY

Blue Turtle Property are delighted to offer for sale with no onward chain, this deceptively spacious two bedroom property that needs to be viewed to be truly appreciated. Set in a quiet cul de sac position within this sought after area, the location really does offer something for everyone.

In brief, the light and airy accommodation affords: Entrance porch, lounge, kitchen/ dining room and extension to the ground floor with two bedrooms and three piece family bathroom to the first floor. Externally the property benefits from off road parking to the front with a good sized garden to rear. The property further benefits from gas central heating and double glazing throughout. Early viewing is essential.





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Location-The property is situated in a most convenient location close to a variety of local schools, restaurants and is near a bus route and main railway line. Located near Llandudno, Colwyn Bay, Deganwy and Rhos On Sea, and is within easy access of the A55 dual carriageway, offering a range of fantastic transport links with something for everyone. The neighbourhood in Penrhyn Bay holds a real sense of community, with several regular events held nearby, and fantastic walks right from its doorstep.

Tenure: Freehold

Council Band: D as on voa.gov.uk





Ground Floor

Entrance Porch - 7'10" x 2'10" (2.39m x 0.86m) -
uPVC door leading in, tiled flooring.

Lounge - 15'10 x 13'03" (4.83m x 4.04m) -
Upvc door leading in, double glazed window to front aspect, radiator, television point,
telephone point, stairs to first floor.

Kitchen/ Dining Room - 13'03" x 9'03" (4.04m x 2.82m) -
Fitted with a range of wall and base units with complimentary work surfaces over, single
drainer sink with mixer tap, integral oven with four ring hob and extractor over, space
for fridge/ freezer, plumbing for washing machine, double glazed window to rear
aspect, radiator, door through to conservatory.

Conservatory - 7'04" x 7'04" (2.24m x 2.24m)
Double glazed windows to rear and side aspects, door to side accessing rear garden,
tiled flooring.



First Floor

Landing -

Loft access.

Bedroom 1 - 12'07" x 9'11" (3.84m x 3.02m)

Double glazed window to front aspect, over stairs storage cupboard housing wall mounted gas central heating boiler, radiator, television point.

Bedroom 2 - 12'07" x 7'07" (3.84m x 2.31m)

Double glazed window to rear aspect, radiator.

Bathroom - 8'01" x 5'04" (2.46m x 1.63m)

Three piece suite comprising panel bath with shower over, low level flush w.c, vanity wash hand basin with storage under, radiator, heated towel rail, double glazed obscure glass window to rear aspect.



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EXTERNALLY FRONT

BLOCK PAVED DRIVEWAY PROVIDING OFF ROAD PARKING.

REAR

FLAGGED PATIO AREA IDEAL FOR SEATING, OUTSIDE TAP, FENCED BOUNDARIES.





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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