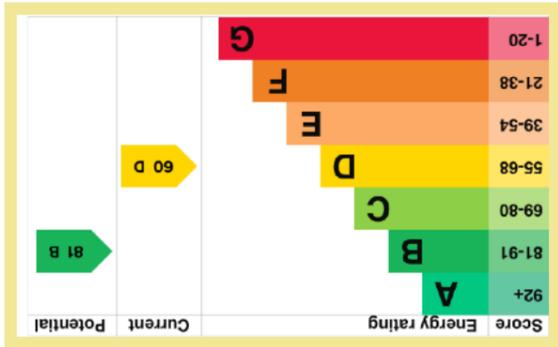


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



14 Pen Tir
 Penrhyn Beach East
 Penrhyn Bay
 Conwy
 LL30 3RH

TWO BEDROOM SEMI-DETACHED BUNGALOW SITUATED ON THE HIGHLY DESIRABLE "PENRHYN BEACH" DEVELOPMENT

Description

Situated on the highly desirable "Penrhyn Beach" development. Walking distance to the local shops, promenade & beach. A short drive from both Llandudno & Colwyn Bay.

This two bedroom semi-detached bungalow has an enclosed rear garden, laid to lawn with fenced borders, garden shed & access into both conservatories.

To the front there is off-road parking on the driveway and access into the garage.

The accommodation comprises of:-

Entrance porch, hall, spacious lounge to the front aspect, kitchen/diner with built-in storage, conservatory (currently used as a utility room), two double bedrooms - one with a range of fitted wardrobes, shower room and separate w.c.

There is a second conservatory which is only accessible from the garden but could easily be made accessible from bedroom one by installing doors.

The bungalow benefits from gas central heating & UPVC double glazed windows & doors throughout.

Early viewing is highly recommended to appreciate this desirable location and all this bungalow has to offer.

- ✓ TWO BEDROOM SEMI-DETACHED BUNGALOW
- ✓ SITUATED ON THE HIGHLY DESIRABLE "PENRHYN BEACH" DEVELOPMENT
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, PROMENADE & BEACH
- ✓ GARAGE
- ✓ OFF-ROAD PARKING
- ✓ ENCLOSED REAR GARDEN
- ✓ NO CHAIN

Porch

7' 2" x 5' 8" (2.19m x 1.73m)

Lounge

15' 2" x 14' 11" (4.63m x 4.55m)



Kitchen/Diner

18' 3" x 9' 2" (5.57m x 2.80m)



Conservatory (Used As A Utility)

9' 10" x 9' 2" (2.99m x 2.79m)

Bedroom One

17' 1" x 11' 11" (5.20m x 3.63m)



Bedroom Two

12' 2" x 9' (3.72m x 2.74m)



Shower Room

6' 1" x 5' 4" (1.84m x 1.62m)

W.C

6' 1" x 2' 10" (1.84m x 0.87m)

Conservatory

13' 1" x 9' 7" (4m x 2.92m)

Garage

16' 7" x 9' 9" (5.05m x 2.98m)

Location

The property is conveniently located in Penrhyn Bay close to the local shops and other amenities, close to the golf course. The Victorian resort of Llandudno is approximately three miles distance.

Directions

From the Rhos on Sea office turn towards the Promenade, turn left onto the Promenade, continue along this road passing the golf course on the left, turn right onto Penrhyn Beach Estate, left onto Penrhyn Beach West, first left onto Lon Mynach and first right onto Pen Tir.

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

Energy Performance Rating Band: D

Tenure: Freehold

2 Bedroom Detached Home

14 Pen Tir
Penrhyn Beach East
Penrhyn Bay
Conwy
LL30 3RH

£284,950

Reference Number: RP4228
11/3/26

Fletcher & Poole,
Haddon Court, Penrhyn
Avenue
Rhos-on-Sea, LL28 4NH

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

