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AUCTIONEERS
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54 Penrhyn Beach West, Penrhyn Bay, Llandudno, Conwy, LL30 3RA

No Onward Chain £327,500

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THIS IS A LOVELY THREE BEDROOM DETACHED BUNGALOW ON THIS EXTREMELY POPULAR DEVELOPMENT close to Penrhyn Bay and within easy access of village shops, Co-Op, bus services, family practitioners centre and chemist, restaurants, secondary and primary school and within an easy walking distance of the foreshore in Penrhyn Bay. The accommodation briefly comprises:- porch; hall; L-shaped lounge/dining room; kitchen with door to conservatory; principal bedroom with built-in wardrobes; double sized second bedroom; third bedroom/study; 2-piece bathroom with overbath shower and separate w.c. The property features gas fired central heating from a combination boiler, upvc double glazed windows. Outside - large corner plot garden at the front, landscaped with decorative chippings and shrubs. Drive for off road parking for several cars leads to a single car garage. Courtyard style rear garden with shrubs, decorative chippings and decked area.

INTERNAL INSPECTION IS HIGHLY RECOMMENDED

The Accommodation Comprises:-

Upvc Double Glazed FRONT DOOR to:-

PORCH
Upvc double glazed windows, tiled effect flooring, aluminium double glazed door to:-

HALL
Laminate flooring, access to roof space, cloaks cupboard with electric meter, hanging rail and light, second storage/linen cupboard with shelving and power.

L-SHAPED LOUNGE/DINING ROOM 19'3" x 15'9" - maximum overall (5.88m x 4.81m - maximum overall)

Fire surround with marble back and hearth, electric coal effect fire, coving, t.v point, double aspect upvc double glazed windows to front and side, 2 double radiators.

KITCHEN 11'7" x 8'0" (3.55m x 2.45m)

Fitted base, wall, drawer and corner display units with under unit lighting, inset single drainer sink unit and mixer tap, space for cooker, plumbing for a washing machine, space for fridge and freezer, plumbing for a dishwasher, wall tiling, laminate flooring, radiator, upvc double glazed window and upvc double glazed door to:-

CONSERVATORY 20'6" x 7'6" (6.27m x 2.30m)

With opening light, wall lights, upvc double glazed windows and opening door to garden, t.v and power points, laminate flooring, double radiator.

BEDROOM 1 13'3" x 10'4" (4.05m x 3.16m)

Including fitted single and triple mirror fronted wardrobes, top cupboards and bedside units, coving, radiator, upvc double glazed window to the front.

BEDROOM 2 11'5" x 10'4" (3.49m x 3.16m)

Coving, upvc double glazed window to the rear, radiator.

BEDROOM 3 9'2" x 8'3" (2.81m x 2.54m)

Upvc double glazed window to the front, radiator.

2-PIECE BATHROOM

Coloured suite with mains shower over, folding side screen, pedestal wash hand basin, wall tiling, shaver point, tile effect flooring, linen cupboard with shelving housing wall mounted 'Baxi' combination central heating and hot water boiler, upvc double glazed window, radiator.

SEPARATE CLOSE COUPLED W.C.

Wall tiling, tile effect flooring, upvc double glazed window.

OUTSIDE

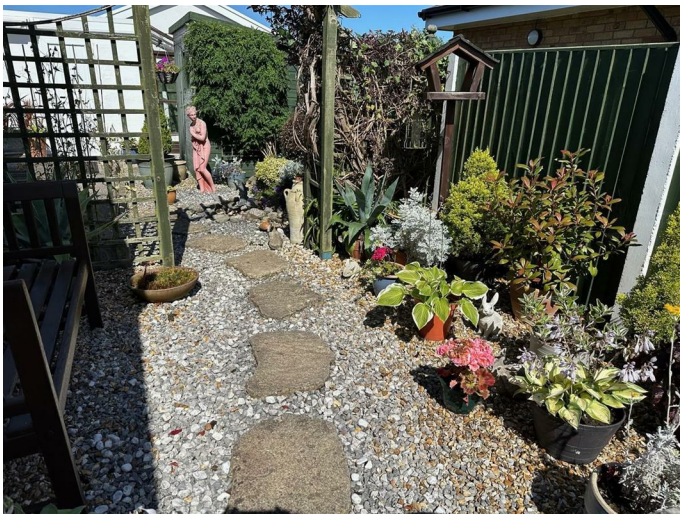
FRONT AND SIDE GARDEN
Low maintenance and good sized. Paved, seating area, raised beds with decorative chippings, shrubs.

DRIVEWWAY PARKING
For several cars leads to:-

DETACHED SINGLE CAR GARAGE
With light and power, up and over door, side personal door.

LANDSCAPED REAR GARDEN

With pavings, chippings, shrubs, trees, outside tap, timber garden shed, access door to side garage.



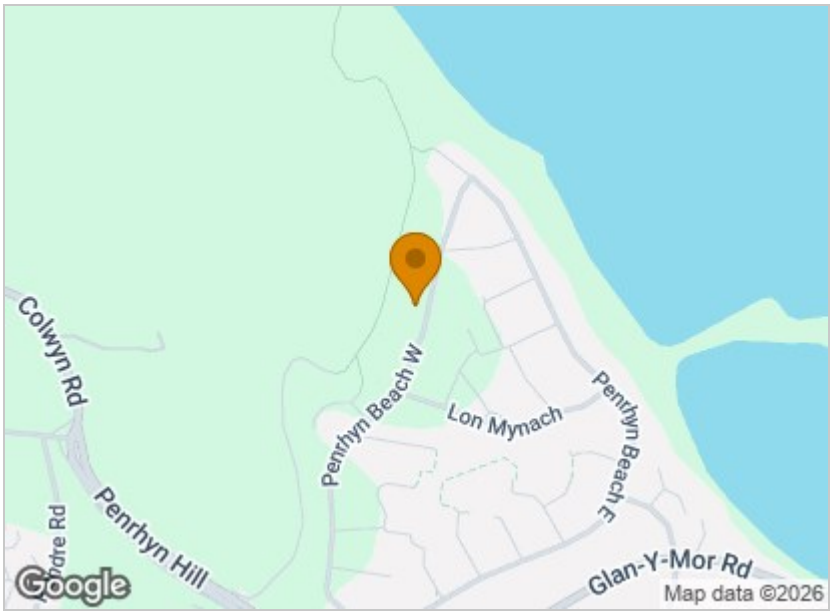
CLOSE TO WALKS ALONG THE LITTLE ORME

TENURE - FREEHOLD

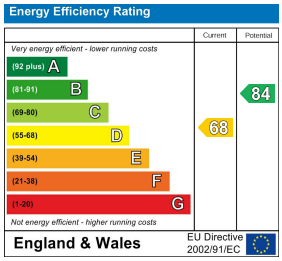
COUNCIL TAX BAND
Is 'E' obtained from www.conwy.gov.uk

GROUND FLOOR

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office, proceed onto the promenade turning right heading towards Penrhyn Bay passing Bodafon Fields on the right hand side, continue up the hill and then down the hill towards Penrhyn Bay, and at the roundabout take the first left into Glan y Mor Road, then left into Beach Drive, and left into Penrhyn Beach West passing the Co-op and No. 54 is on the right hand side within 300 yards.
REF: A803 02/01/26 rev 13/03/26

We will be pleased to arrange a viewing of this Home

01492 875125

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Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

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rightmove

For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.