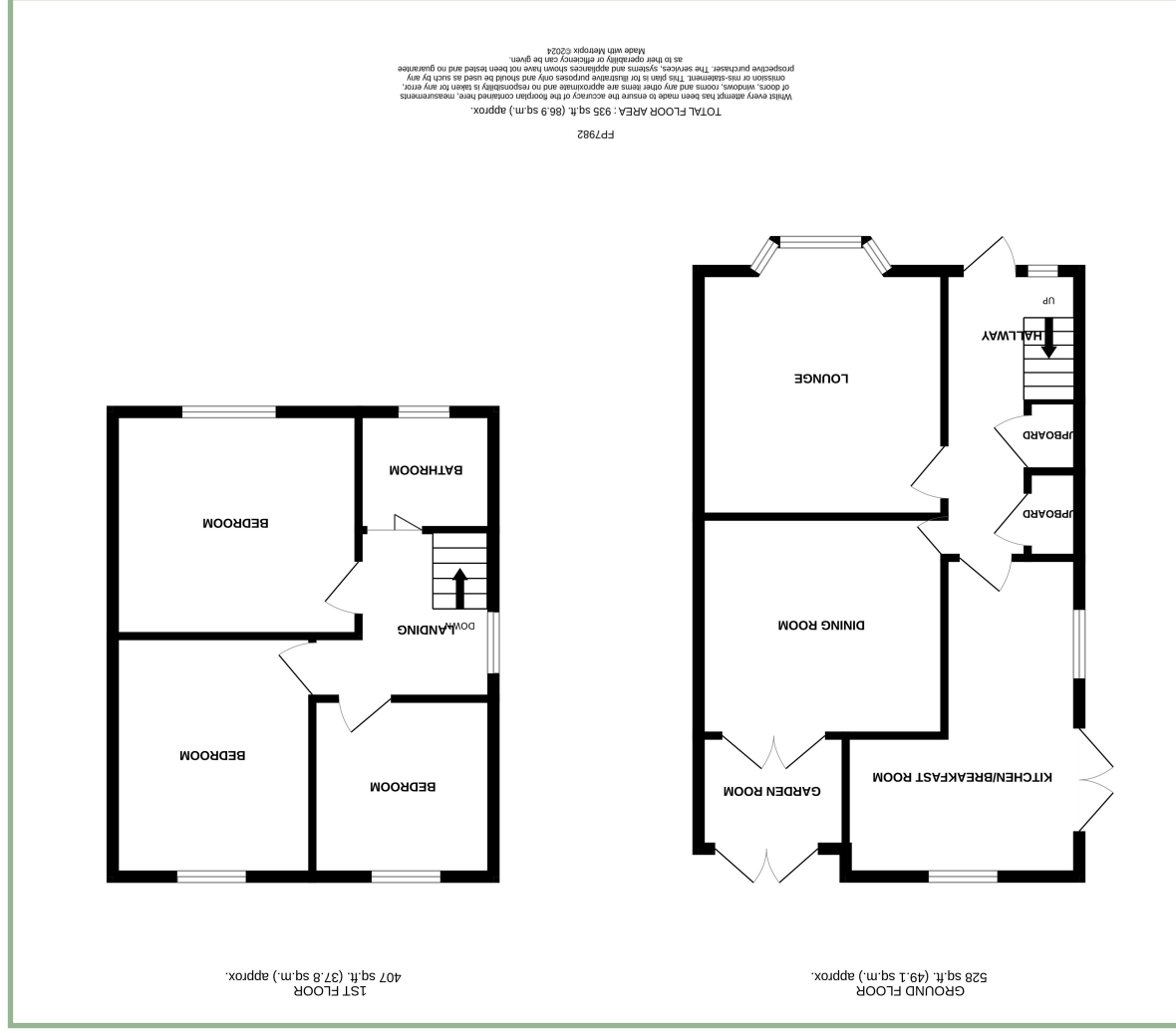


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 take further enquiries. We will also confirm the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

Fletcher & Poole



# Extended Three Bedroom Semi Detached Home

## Description

A well planned and extended three bedroom semi detached home situated in a convenient location, ideal for access to the shops, school and transport links.

The light and spacious accommodation comprises: Entrance hall with two storage cupboards, lounge with bay window, dining room with double doors onto the garden room which has double doors onto the rear garden. Kitchen/breakfast room with space and plumbing for a washing machine, gas cooker and fridge/freezer.

To the first floor: landing, three double bedrooms and a bathroom. UPVC double glazing and gas fired Worcester combination boiler.

To the outside there are double gates providing access to a block paved driveway for one vehicle and a front garden area laid to stone chippings, pathway leading to the rear garden which has a lawned area, flagged area and a greenhouse.

- ✓ EXTENDED THREE BEDROOM SEMI DETACHED HOME
- ✓ LIGHT AND WELL PLANNED ACCOMMODATION
- ✓ CONVENIENT LOCATION WITH GOOD TRANSPORT LINKS
- ✓ SUNNY REAR GARDEN WITH GREENHOUSE
- ✓ NO CHAIN
- ✓ FREEHOLD

## Hallway

13' 8" x 6' 6" 4.16m x 1.98m

## Lounge

13' 2" max x 11' 8" 4.01m x 3.55m



## Dining Room

11' 8" max x 10' 6" 3.40m x 3.25m



## Garden Room

7' 6" x 5' 5" 2.28m x 1.65m



## Kitchen/Breakfast Room

16' 5" x 8' 11" max 5m x 2.71m



## Landing

7' 7" x 8' 9" 2.31m x 2.66m

## Bedroom One

11' 11" x 10' 9" 3.63m x 3.27m



## Bedroom Two

11' 5" x 9' 7" 3.48m x 2.92m

## Bedroom Three

8' 5" x 8' 10" 2.56m x 2.69m

## Bathroom

6' 4" x 5' 8" 1.93m x 1.72m



## Location

Llandudno Junction has a variety of local shops and amenities. It is located on a main railway line and bus route and is very close to the A55 Expressway for easy access to Chester and the motorways.

## Directions

From our Conwy office go over the bridge, second exit into Llandudno Junction, proceed over the mini roundabout, into the village, left onto Pehrhos Avenue left at the 'T' junction, follow the road round where number 16 can be found on the right.

Council Tax Band: C (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: TBC

## 3 Bedroom Semi Detached Home

16 Penrhos Avenue  
Llandudno Junction  
LL31 9EL

NO CHAIN

£185,000

Reference Number: FP7982  
20/3/2024

Fletcher & Poole,  
3 Lancaster Square,  
Conwy, LL32 8HT

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 583100  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

