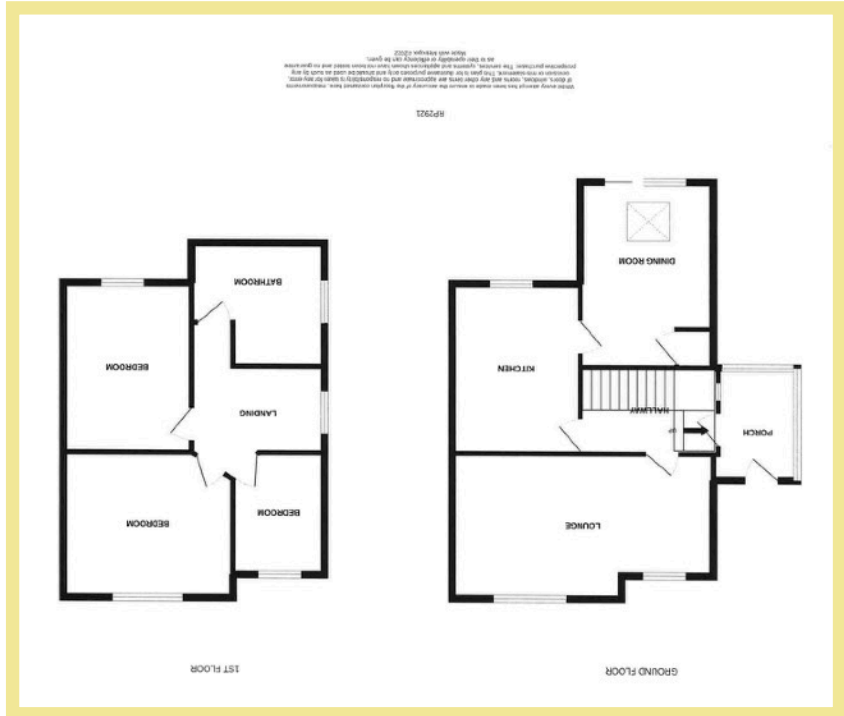


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



11 Penrhyn Isaf Road  
 Penrhyn Bay  
 LL30 3LT

# A Stunning Three Bedroom Semi Detached House Situated In A Sought After Location

## Description

A stunning three bedroom semi detached house situated in a sought after location and only a five minute walk to the local amenities and promenade. The property has been refurbished by the current owners to include an extension to the rear with modern roof lantern, new modern contemporary bathroom, new boiler, new black upvc windows to the front, new carpets on the stairs, landing and bedrooms, redecorated throughout and low maintenance landscaped garden to the rear.

Viewing is highly recommended to appreciate the spacious layout, presentation throughout and sought after location. The accommodation on the ground floor briefly comprises porch, hallway, spacious lounge with dual aspect windows with shutters and modern fitted kitchen with integrated appliances, new worktops and sink, extended dining room with solid oak herringbone flooring, feature roof lantern and patio door onto the garden. To the first floor there is a light and spacious landing, two large double bedrooms with views, a single bedroom with views, a new modern contemporary bathroom with separate shower and bath. Outside to the front there is off road parking for two vehicles, laid to lawn with mature shrubs and trees with a patio area. The rear garden is landscaped with artificial turf with a sunny patio area and access to garage.

- ✓ STUNNING THREE BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER LOCATION CLOSE TO THE PROMENADE
- ✓ FULLY REFURBISHED THROUGHOUT
- ✓ LOW MAINTENANCE LANDSCAPED GARDEN TO THE REAR
- ✓ OFF ROAD PARKING FOR TWO VEHICLES

## Porch

2.74m x 1.20m (9'0" x 3'11")

## Hallway

3.11m x 2.20m (10'3" x 7'3")

## Lounge



5.95m x 3.30m (19'6" x 10'10")

## Dining Room

4.32m x 2.74m (14'2" x 9'0")

## Kitchen

3.92m x 3.01m (12'10" x 9'11")



## Bedroom One

3.82m x 3.33m (12'7" x 10'11")

## Bedroom Two

3.14m x 2.01m (10'4" x 6'7")

## Bedroom Three

3.94m x 3.02m (12'11" x 9'11")

## Bathroom

2.75m x 2.61m (9'1" x 8'7")



## Garage

4.82m x 2.27m (15'10" x 7'6")

## 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, then left onto the Promenade, continue along pass the golf course, turn left onto Pendorlan Road, right onto Penrhyn Isaf Road.

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

3 Bedroom  
Semi Detached  
House

11 Penrhyn Isaf  
Road  
Penrhyn Bay  
LL30 3LT

£334,950

Reference Number: RP2921  
12/01/24

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: [rhosonsea@fletcherpoole.com](mailto:rhosonsea@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

