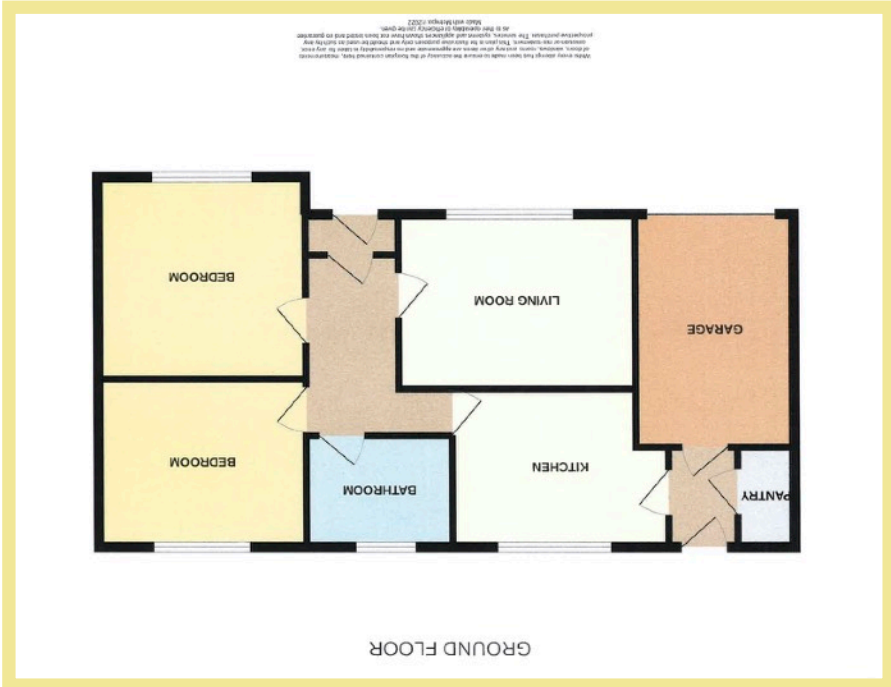


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



1 Garden Drive
Penrhyn Bay
LL30 3LL

Two Bedroom Detached Bungalow Situated In A Sought After Residential Area

Description

Situated in Penrhyn Bay close to the amenities and only a short walk to the local beach and promenade this two bedroom detached bungalow benefits from well planned accommodation, garage and off road parking. There is a garden to the rear with decorative stone and a variety of well established plants and shrubs. The accommodation comprises of entrance hallway, lounge, two double bedrooms, shower room, kitchen with access to a garage and the rear garden. Viewing is highly recommended to appreciate the convenient location and accommodation on offer.

- ✓ TWO BEDROOM DETACHED BUNGALOW
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA
- ✓ WELL PLANNED ACCOMMODATION
- ✓ OFF ROAD PARKING & ENCLOSED REAR GARDEN

Lounge

4.48m x 3.53m (14'9" x 11'7")



Kitchen

4.19m x 3.46m (13'9" x 11'4")



Pantry

1.26m x 0.92m (4'2" x 3'1")

Bedroom One

3.77m x 3.63m (12'5" x 11'11")



Bedroom Two

3.73m x 3.00m (12'3" x 9'10")

Shower Room

2.45m x 2.11m (8'1" x 6'11")



Garage

4.68m x 2.35m (15'4" x 7'9")

Location

The property is conveniently located in Penrhyn Bay close to the local shops and other amenities, within walking distance of the sea front and close to the golf course. The Victorian resort of Llandudno is approximately 3 miles distance.

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, turn right onto Penrhyn Isaf Road, first left onto Penrhos Drive and Garden Drive is the third turning on the left.

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

Energy Performance Rating Band "E"

2 Bedroom
Detached
Bungalow

1 Garden Drive
Penrhyn Bay
LL30 3LL

£225,000

Reference Number: RP2951
1/06/23

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: rhosonseafletcherpoole.com
web: www.fletcherpoole.com

