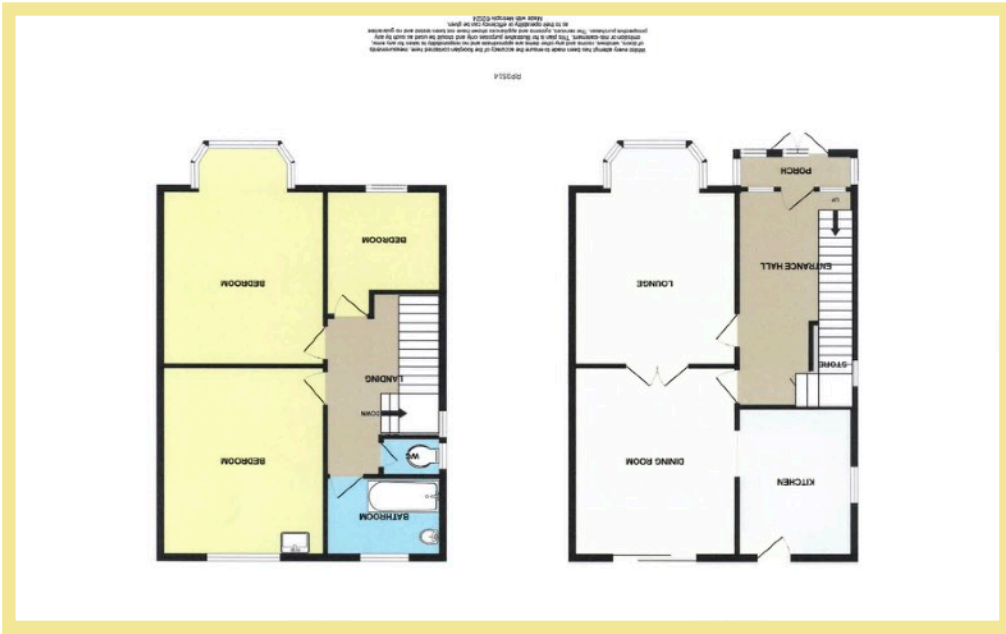


We endeavor to make our sales details accurate and reliable but they should

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Fletcher & Poole



24 Glan Y Mor Road  
Penrhyn Bay  
LL30 3PF

# Spacious Three Bedroom Semi Detached House Situated In A Sought After Area

## Description

This well proportioned three bedroom semi detached house is in the sought after area of Penrhyn Bay, walking distance to Angel Bay, the promenade, beach and the local shops, schools & other amenities. The accommodation briefly comprises of: Porch, light spacious hallway, lounge with bay window and doors into dining room which opens into the kitchen. To the first floor there are three bedrooms, family bathroom and separate w.c

The patios doors in the dining room open out onto decking and the rear enclosed garden which is mainly laid to lawn with access to the garage. To the front there is a driveway for off road parking and garden.

The property benefits from UPVC double glazing and gas central heating throughout.

- ✓ THREE BEDROOM SEMI DETACHED HOUSE
- ✓ LIGHT & SPACIOUS
- ✓ OFF ROAD PARKING
- ✓ GARAGE
- ✓ SITUATED IN A SOUGHT AFTER AREA WITHIN WALKING DISTANCE TO THE PROMENADE, BEACH, LOCAL SHOPS & OTHER AMENITIES

## Porch

2.71m x 0.84m (8'11" x 2'9")

## Hallway

5.06m x 2.71m (16'7" x 8'11")

## Lounge

5.15m x 3.81m (16'11" x 12'6")



## Dining Room

4.45m x 3.81m (14'7" x 12'6")

## Kitchen

3.50m x 2.71m (11'6" x 8'11")



## Bedroom One

5.15m x 3.81m (16'11" x 12'6")

## Bedroom Two

4.44m x 3.81m (14'7" x 12'6")

## Bedroom Three

2.95m x 2.71m (9'8" x 8'11")

## Bathroom

2.71m x 2.65m (8'11" x 8'8")



## Location

The property is located in the popular area of Penrhyn Bay. Walking distance to Angel Bay, promenade, Beach and local shops & amenities. 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 past the golf course continue onto Glan Y Mor Road wiver No 24 can be found on the left hand side.

Council Tax Band: "E"

Energy Performance Rating Band "D"

3 Bedroom  
Semi Detached  
House

24 Glan Y Mor Road  
Penrhyn Bay  
LL30 3PF

£264,950

Reference Number: RP3514  
4/03/24

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

