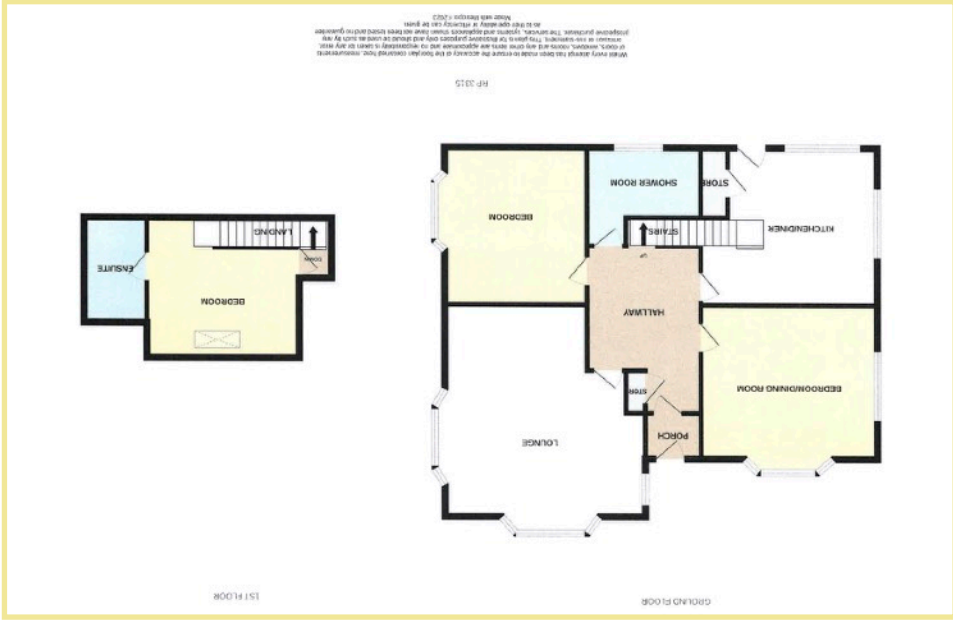


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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 Mossley Mount
Penrhyn Bay
LL30 3HF

Three Bedroom Detached Dormer Bungalow Situated In A Sought After Location

Description

This deceptively spacious three bedroom detached dormer bungalow is situated close to the amenities of Penrhyn Bay and only a short walk to the promenade. The property occupies a corner plot and benefits from off road parking, garage with work shop attached and lawned garden that wraps around the front and side with a variety of well established plants and shrubs. There is also a courtyard garden which is paved and with pergola. The accommodation on the ground floor comprises of porch, large hallway, triple aspect lounge, recently updated kitchen /diner, two double bedrooms, one currently being used as a dining room and modern contemporary shower room. To the first floor there is a further bedroom with ensuite shower room. There is gas central heating and upvc double glazing.

- ✓ THREE BEDROOM DETACHED DORMER BUNGALOW
- ✓ WELL MAINTAINED PROPERTY WITH LIGHT & SPACIOUS ACCOMMODATION
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ OCCUPIES CORNER PLOT WITH OFF ROAD PARKING, GARAGE, LAWN AREA & COURTYARD GARDEN
- ✓ NO CHAIN

Hallway

10'11" x 8'0" (3.32m x 2.43m)

Lounge/Diner

16'7" x 18'3" (5.05m x 5.57m)



Kitchen

13'11" x 12'10" (4.24m x 3.91m)



Bedroom Two/Dining Room

14'7" x 11'2" (4.44m x 3.40m)

Bedroom One

11'7" x 11'7" (3.53m x 3.53m)



Shower Room

8'8" x 8'3" (2.64m x 2.51m)



Bedroom Three

12'7" x 11'7" (3.83m x 3.53m).

Ensuite Shower Room

8'10" x 5'2" (2.69m x 1.57m).

Garage

15'4" x 14'4" (4.67m x 4.37m)

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 towards the Promenade and then left onto the Promenade, continue along this road onto Glan Y Mor Road, take the 2nd left after the golf course onto Pendorlan Road, continue to the roundabout and take the third exit onto Llandudno Road where Mossley Mount can be found on the left.

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

Energy Performance Rating Band D

3 Bedroom Detached Dormer Bungalow

1 Mossley Mount Penrhyn Bay LL30 3HF

£329,950

NO CHAIN

Reference Number: RP3315
21/07/23

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		