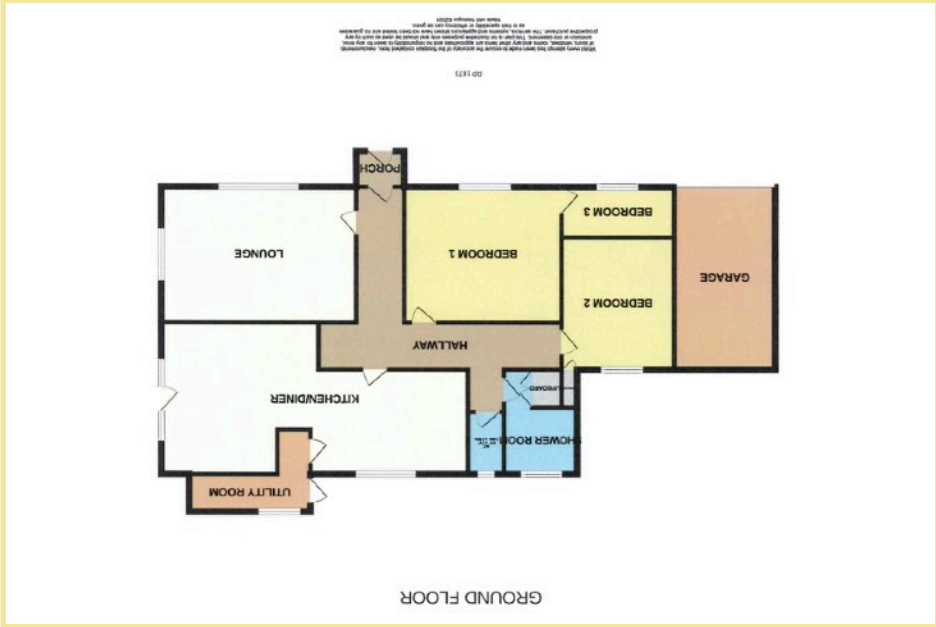


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



Three Bedroom Detached Bungalow Situated In A Desirable Location

Description

This well presented spacious three bedroom detached bungalow is situated close to the amenities of Penrhyn Bay and within walking distance to the promenade. The accommodation comprises of porch, hallway, double aspect lounge, kitchen/diner which has a door opening into the garden, large store area/utility, three bedrooms, modern shower room and w.c. Outside there is off road parking to the front and access to a garage. Garden is landscaped with paved seating areas, variety of well-established plants and shrubs including a selection of fruit trees.

- ✓ THREE BEDROOM DETACHED BUNGALOW
- ✓ SITUATED IN A DESIRABLE LOCATION
- ✓ OFF ROAD PARKING & GARAGE

Living Room

17'0" x 11'11" (5.18m x 3.63m)



Dining Room

13'9" x 13'3" (4.19m x 4.04m)

Kitchen

16'0" x 9'4" (4.87m x 2.84m)



Utility Room

10'8" x 7'3" (3.24m x 2.20m)

W.C.

5'6" x 3'1" (1.67m x 0.93m)

Bedroom One

13'9" x 11'11" (4.19m x 3.63m)



Bedroom Two

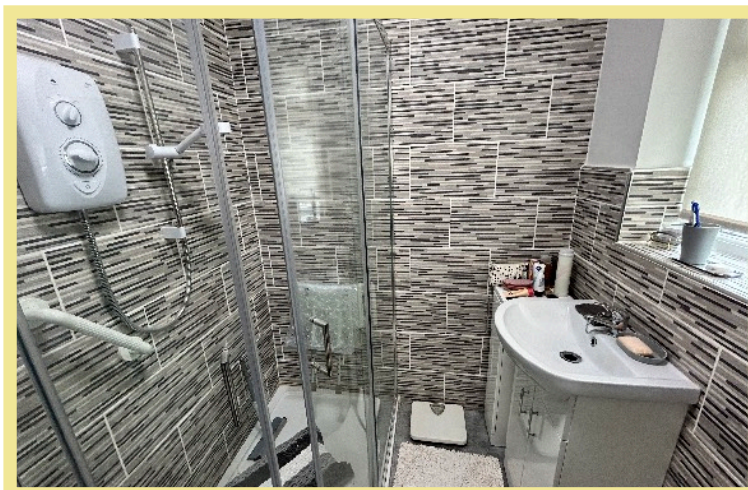
13'9" x 13'3" (4.19m x 4.04m)

Bedroom Three

9'10" x 5'5" (3.00m x 1.65m)

Shower Room

9'6" x 6'5" (2.89m x 1.95m)



Garage

18'10" x 7'11" (5.74m x 2.41m)

Location

The property is conveniently located in Penrhyn Bay close to the local shops and other amenities, close to a bus route and 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 E

3 Bedroom
Detached
Bungalow

3 Mossley Mount
Penrhyn Bay
LL30 3HF

£329,950

OIRO

Reference Number: RP3542
3/04/24

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

