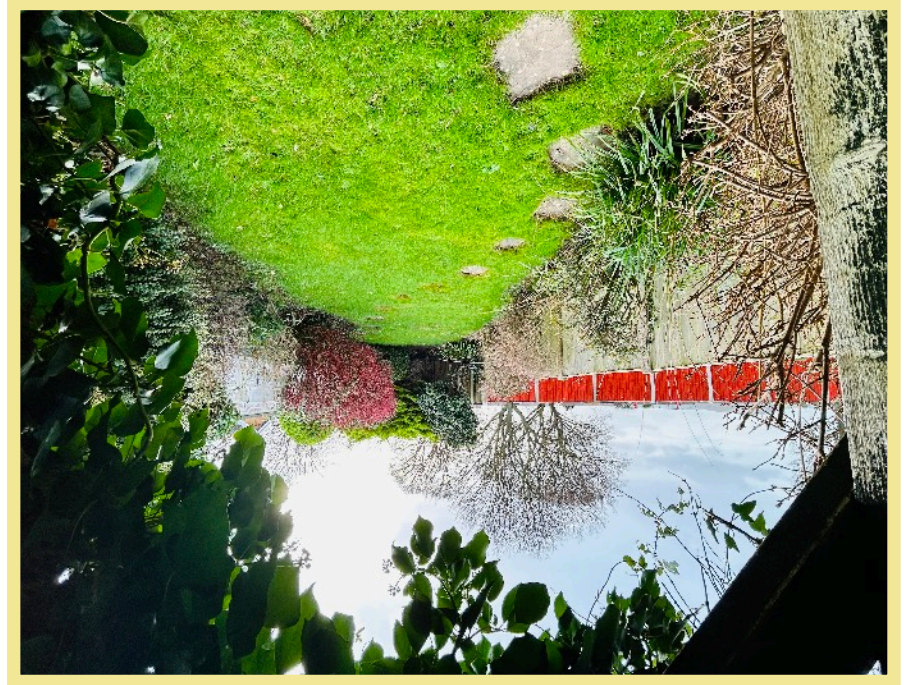
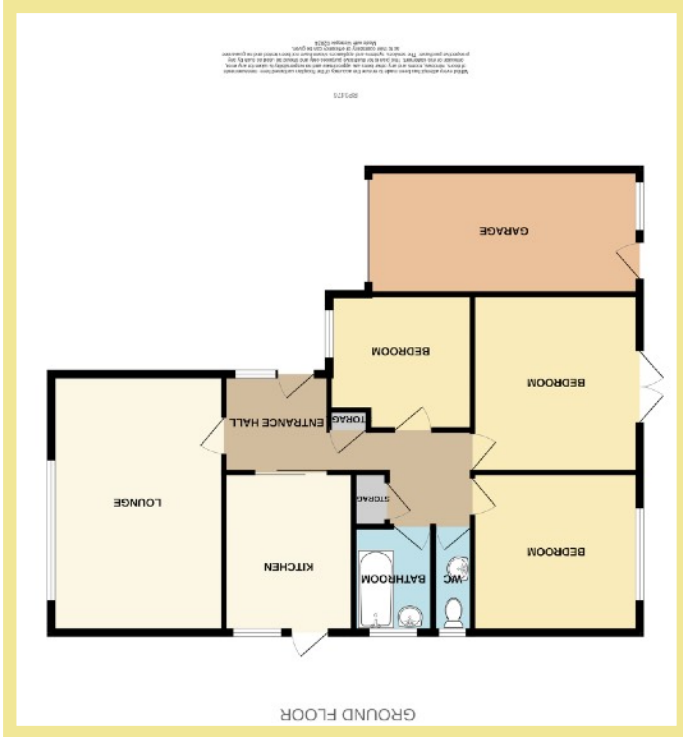


We endeavor to make our sales details accurate and reliable but they should be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any

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not be

Fletcher & Poole



14 Lon Mynach  
Penrhyn Bay  
LL30 3PY

# Three Bedroom Detached Bungalow Situated In A Sought After Location

## Description

A spacious three bedroom detached bungalow situated on the popular Penrhyn Beach Estate. Walking distance to Angel Bay, The Promenade, beach and all the local shops and amenities that Penrhyn Bay has to offer. The accommodation briefly comprises of: entrance hallway, large lounge/diner, kitchen, three double bedrooms, the master bedroom benefitting from patio doors out onto the garden, bathroom and separate w.c. The loft is partly boarded. The rear garden is mainly laid to lawn with well established plants and shrubs with a paved seating area. Beyond the main garden there is an additional "secret garden" which overlooks the park at the rear. To the front there is off road parking. The garage can be accessed from both the front and through a door at the rear.

- ✓ SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- ✓ WITHIN WALKING DISTANCE OF ANGEL BAY, THE PROMENADE & BEACH
- ✓ SOUGHT AFTER LOCATION ON THE PENRHYN BEACH ESTATE
- ✓ OFF ROAD PARKING & GARAGE
- ✓ NO CHAIN

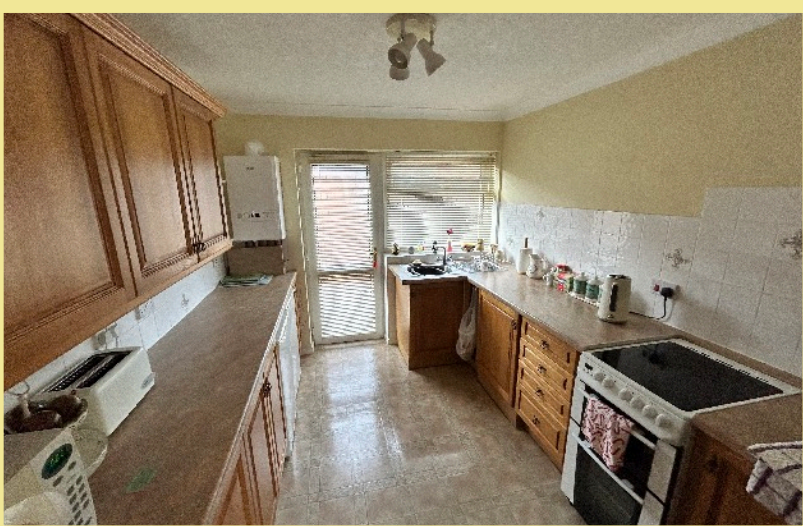
## Lounge/Diner

5.44m x 3.63m (17'10" x 11'11")



## Kitchen

3.40m x 2.75m (11'2" x 9'0")



## W.C.

2.25m x 0.81m (7'5" x 2'8")

## Bathroom

2.38m x 1.64m (7'10" x 5'5")



## Bedroom One

3.78m x 3.52m (12'5" x 11'7")



## Bedroom Two

3.53m x 3.36m (11'7" x 11'0")

## Bedroom Three

3.01m x 2.87m (9'11" x 9'5")

## Garage

5.70m x 2.63m (18'8" x 8'8")

## Location

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

## Directions

From the Rhos on Sea office turn towards the Promenade, turn left onto the Promenade, continue along this road passing the golf course on the left, turn right onto Penrhyn Beach Estate, left onto Penrhyn Beach West and then Lon Mynach is fourth on the right.

Council Tax Band: "E" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band D

3 Bedroom  
Detached  
Bungalow

14 Lon Mynach  
Penrhyn Bay  
LL30 3PY

**£309,950**

Reduced From £324,950  
**NO CHAIN**

Reference Number: RP3476  
1/02/24

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)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		