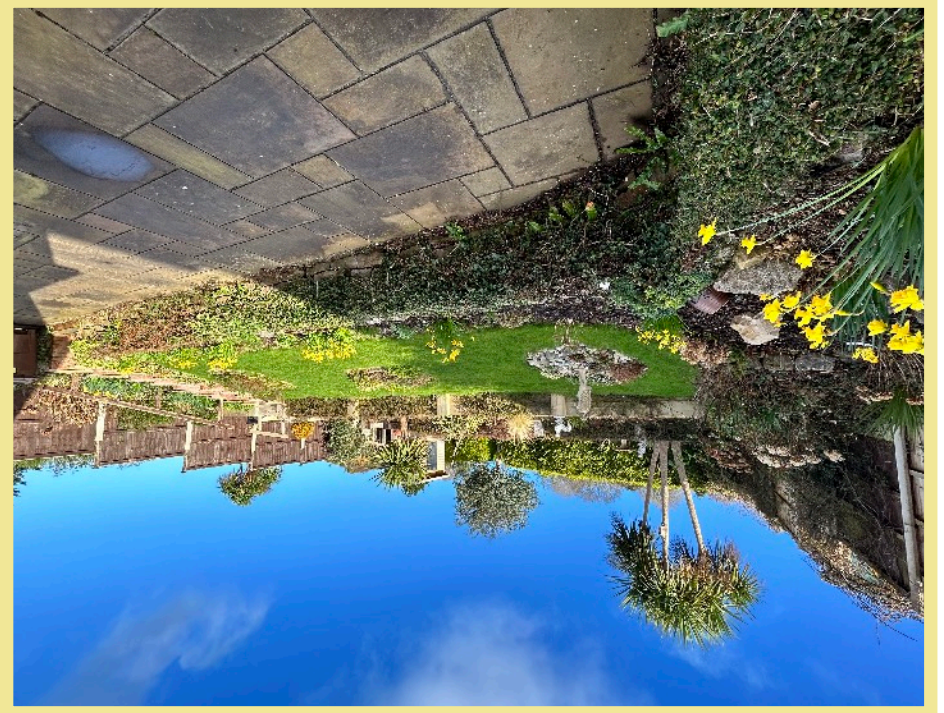
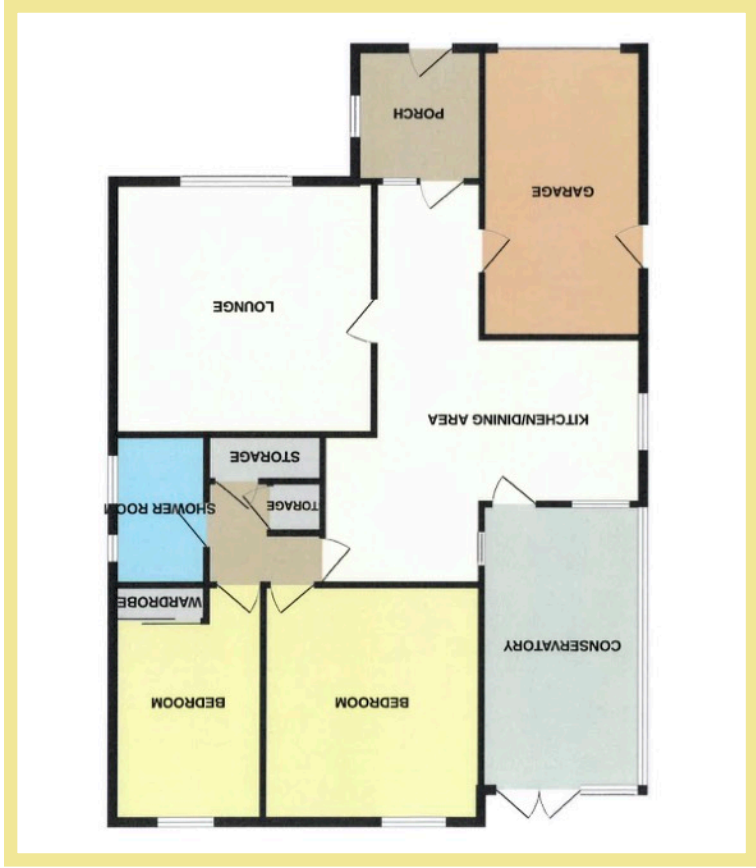


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Pole



14 Penrhyn Close
Penrhyn Bay
LL30 3AH

Light & Spacious Two Bedroom Detached Bungalow Situated On The Popular Penrhyn Beach Estate

Description

This light and spacious two bedroom detached bungalow is situated on the popular Penrhyn Beach Estate, walking distance to the Promenade, beach, local shops & amenities.

The accommodation briefly comprises of: Large porch through to spacious hallway, lounge, kitchen/diner, conservatory, two double bedrooms both of which benefit from fitted wardrobes and shower room. The sunny three tiered rear garden is enclosed. The lower tier has a paved patio seating area which leads directly out from the conservatory French doors, One tier is laid to lawn. The summer house and top tier patio is an ideal area for entertaining and to appreciate the far reaching sea views. To the front of the property there is ample off road parking for 4/5 vehicles and garage. Viewing is highly recommended to appreciate the spacious layout and convenient location.

- ✓ SPACIOUS TWO BEDROOM DETACHED BUNGALOW
- ✓ LARGE CONSERVATORY
- ✓ ENCLOSED TIERED REAR GARDEN WITH FAR REACHING SEA VIEWS
- ✓ OFF ROAD PARKING & GARAGE
- ✓ SITUATED ON THE POPULAR PENRHYN BEACH ESTATE
- ✓ NO CHAIN

Porch

2.33m x 2.25m (7'8" x 7'5")

Lounge

4.65m x 4.61m (15'3" x 15'1")



Kitchen/Diner

4.89m x 2.92m (16'1" x 9'7")



Conservatory

5.02m x 2.85m (16'6" x 9'4")

Bedroom One

3.82m x 3.43m (12'7" x 11'3")



Bedroom Two

4.38m x 2.67m (14'5" x 8'9")

Shower Room

2.62m x 1.75m (8'7" x 5'9")



Garage

5.08m x 2.85m (16'8" x 9'4")

Location

The property is conveniently located in Penrhyn Bay walking distance to Angel Bay, the promenade, beach, local shops and other amenities and 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 where the road merges into Penrhyn Close and No 14 can be found on the left.

Council Tax Band: "E" (provided on www.voa.gov.uk)
Energy Performance Rating Band "D"

2 Bedroom
Detached
Bungalow

14 Penrhyn Close
Penrhyn Bay
LL30 3AH

£395,000

NO CHAIN

Reference Number: RP3506
27/02/24

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
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	76 C
39-54	E		
21-38	F		
1-20	G		