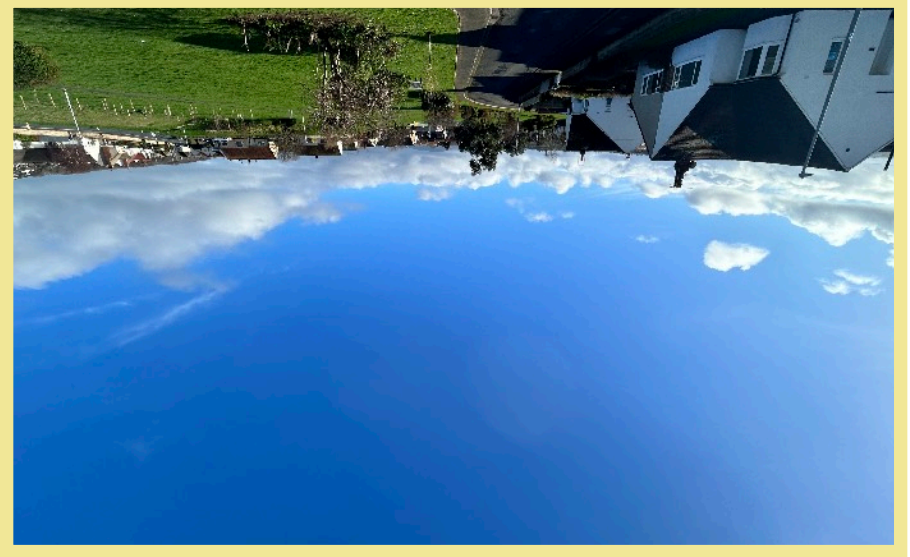


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



View From Front Aspect



5 Bryn View Road  
Penrhyn Bay  
LL30 3LW



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

## Description

This three bedroom semi detached house is situated in the sought after location of Penrhyn Bay. Walking distance to Angel Bay, the promenade, beach and the local shops & amenities. The accommodation briefly comprises of: Porch, hall, lounge with sliding doors into the dining room, kitchen, utility room. To the first floor there are 3 bedrooms, bathroom and separate w.c. The enclosed rear garden is paved with greenhouse. To the front of the property is a driveway with ample off road parking, garage and garden laid to lawn with established plants & shrubs. The property benefits from hardwood double glazed windows and gas central heating. There is a large loft which is partly boarded and accessed by loft ladders, potential for a loft conversion, subject to planning permission.

- ✓ THREE BEDROOM SEMI DETACHED HOUSE IN A SOUGHT AFTER LOCATION
- ✓ IN NEED OF MODERNISATION
- ✓ POTENTIAL FOR A LOFT CONVERSION, SUBJECT TO PLANNING PERMISSION
- ✓ WALKING DISTANCE TO ANGEL BAY, PROMENADE, BEACH AND THE LOCAL SHOPS & AMENITIES
- ✓ NO CHAIN

## Porch

1.37m x 1.00m (4'6" x 3'3")

## Lounge

3.61m x 3.31m (11'10" x 10'11")



## Kitchen

4.06m x 2.26m (13'4" x 7'5")



## Dining Room

3.94m x 3.36m (12'11" x 11'0")

## Utility Room

1.72m x 1.69m (5'8" x 5'7")

## Bedroom One

3.64m x 3.29m (11'11" x 10'10")



## Bedroom Two

3.35m x 3.32m (11'0" x 10'11")

## Bedroom Three

2.90m x 2.41m (9'6" x 7'11")

## Bathroom

3.00m x 1.67m x (9'10" x 5'6")

## W.C.

1.67m x 0.81m (5'6" x 2'8")

## Location

The property is located in the popular area of Penrhyn Bay. Within easy reach of Llandudno and close to the popular seaside resort town of Rhos On Sea. It is situated close to local amenities as well as bus stops. There is also an 18 hole golf course, promenade and beach within walking distance. There is a nursery, junior school and college all situated close by, with good commuting to Chester, Bangor and beyond.

## Directions

From the Rhos on Sea office turn right towards the promenade, then left onto the promenade, continue along pass the golf course, turn left onto Morfa Road, Bear left onto Marine Road, first right onto Merivale Road, left onto Penrhos Drive, left onto Bryn View Road.

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

Energy Performance Rating Band D

## 3 Bedroom Semi Detached House

5 Bryn View Road  
Penrhyn Bay  
LL30 3LW

**£229,950**

Reference Number: RP3508  
28/02/24

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)

