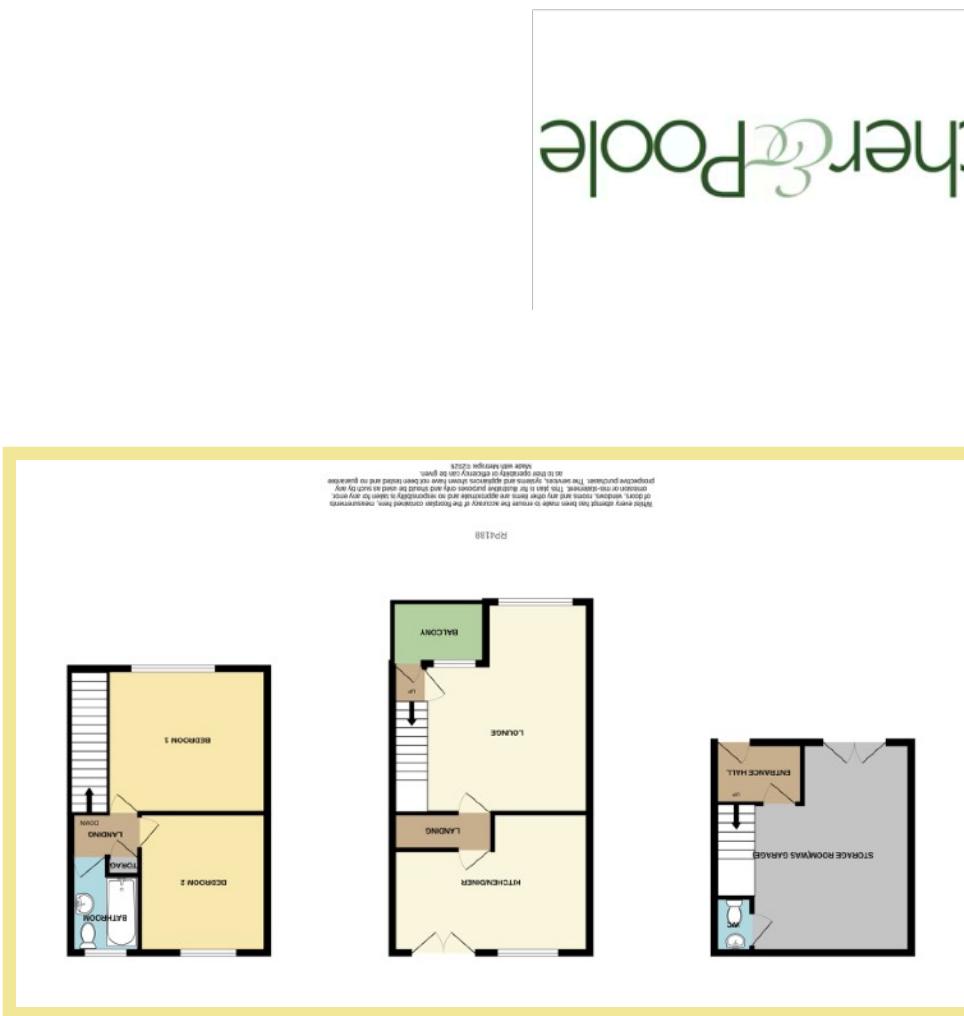


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf 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 travelling some distance to view the property.

www.fletcherpool.com



11 Ormeside
Penrhynside
LL30 3DY

Two Bedroom Semi Detached House With Far Reaching Views Over The North Wales Coastline

Description

This well presented two bedroom semi-detached house is situated in the popular & convenient village of Penrhynside. Close to the local shops, schools & other amenities in Penrhyn Bay. A short drive from both Llandudno & Colwyn Bay. Set over three floors with far reaching views over the coast & countryside. To the rear there is a tiered, enclosed garden with a decked patio seating area and timber gate at the top giving access to the road behind the property. To the front there is off-road parking on the driveway with steps up to the front door.

The accommodation comprises of:- Entrance hallway, access into the garage which has been converted with French doors installed giving it the potential to be used as an additional reception room/bedroom. There is also a w.c attached. Stairs lead up to the first floor where there is a light & spacious lounge with large picture window and a good sized, covered balcony with glass balustrade & tiled floor. A perfect place to enjoy those stunning views. The modern kitchen/diner has patio doors out onto the decked seating area and tiered garden at the rear. Stairs off the lounge lead up to the 2nd floor where there are two double bedrooms and bathroom. The front bedroom again enjoys those fabulous views. The property benefits from gas central heating & UPVC double glazed windows and doors throughout. Viewing is highly recommended to appreciate the spacious layout, far reaching views & convenient location.

- ✓ TWO BEDROOM SEMI DETACHED HOUSE
- ✓ FAR REACHING COASTLINE AND COUNTRYSIDE VIEWS
- ✓ SET OVER THREE FLOORS
- ✓ SITUATED IN A POPULAR & CONVENIENT VILLAGE LOCATION
- ✓ CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES
- ✓ OFF ROAD PARKING
- ✓ ENCLOSED TIERED GARDEN

Lounge

16'4" x 12'10" (4.97m x 3.91m)



W.C.

4'10" x 3'0" (1.47m x 0.90m)

Kitchen/Diner

16'2" x 10'11" (4.93m x 3.31m)



Bedroom One

12'10" x 11'5" (3.91m x 3.48m)



Bedroom Two

10'10" x 10'4" (3.30m x 3.14m)

Bathroom

7'6 x 5'5" (2.29m x 1.64m)

2nd Reception Room Or Bedroom Three (previously the garage)

16'6" x 12'9" (5.02m x 3.88m)

Location

The property is located in an elevated position in the semi-rural Village of Penrhynside. It is within close proximity of the local shops, supermarket, schools and other amenities of Penrhyn Bay. The popular Victorian Resort of Llandudno with its wealth of shops, cafes, restaurant and attractions is 2 miles in 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, at the roundabout take the third exit towards Llandudno. Just before the "Llandudno welcomes you" sign take the left turn for Penrhynside. Proceed into the village, bearing left onto Fron Deg Road and Ormeside can be found on the left.

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

2 Bedroom
Semi Detached
House

11 Ormeside
Penrhynside
LL30 3DY

£209,950

Reference Number: RP4209
12/02/26

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

