

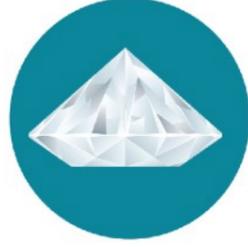
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

Fletcher & Poole  
DIAMOND COLLECTION



49 Morfa Road  
Penrhyn Bay  
LL30 3PT



# Spacious Three Bedroom Detached Bungalow Situated In A Sought After Residential Location

## Description

This three bedroom detached bungalow is situated in a sought after residential area, close to the amenities of Penrhyn Bay and a short walk to the promenade. The accommodation benefits from UPVC double glazing, new roof and gas central heating. The spacious accommodation briefly comprises of: Porch, hallway, spacious lounge with log burner and bay window taking in the views across the golf course, kitchen with pantry/store, spacious dining room, double bedroom with bay window, second double bedroom, single bedroom currently used as dressing room, utility room, bathroom and separate WC. From the hallway there is access via a pull down ladder to the attic room with skylight window and potential to be used as extra bedroom. To the rear of the property there is a beautifully presented and maintained enclosed, private rear garden, laid to lawn with well established plants and patio seating area. To the front of the property is a driveway with ample off road parking and garden laid to stones for easy maintenance. Viewing is essential to appreciate this spacious accommodation and desirable location.

- ✓ SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- ✓ SITUATED IN SOUGHT AFTER RESIDENTIAL LOCATION
- ✓ ENCLOSED PRIVATE REAR GARDEN
- ✓ OFF ROAD PARKING & GARAGE



3 Bedroom  
Detached  
Bungalow

49 Morfa Road  
Penrhyn Bay  
LL30 3PT

£395,000

Reference Number: RP3867  
25/02/25

Fletcher & Poole,  
1A Penrhyn Avenue,  
Rhos-on-Sea, LL28 4PS

Registered Company  
Number 4687367

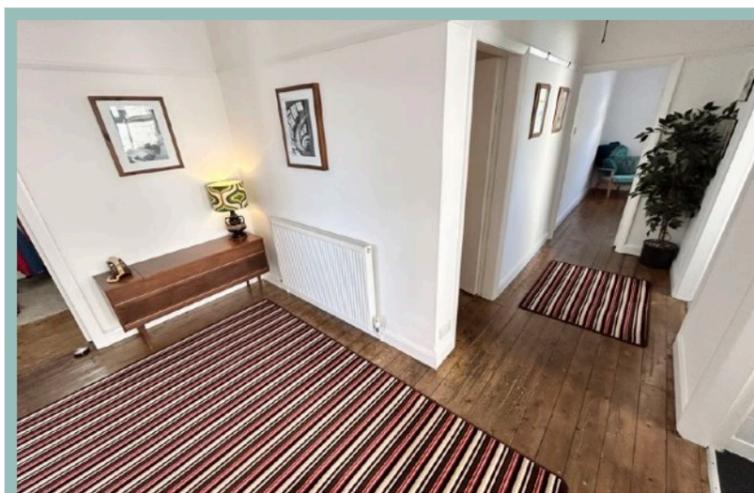
## Valuation

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: rhosonseasales@fletcherpoole.com  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



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#### Porch

1.94m x 1.80m (6'4" x 5'11")

#### Living Room

3.95m x 3.93m (13'0" x 12'11")

#### Dining Room

4.69m x 3.39m (15'5" x 11'2")

#### Kitchen

3.89m x 3.07m (12'9" x 10'1")

#### Bedroom

3.95m x 3.93m (13'0" x 12'11")

#### Bedroom

3.61m x 3.18m (11'10" x 10'5")

#### Bedroom/Dressing Room/Office

2.41m x 2.40m (7'11" x 7'10")

#### Utility Room

3.07m x 2.07m (10'1" x 6'10")

#### Bathroom

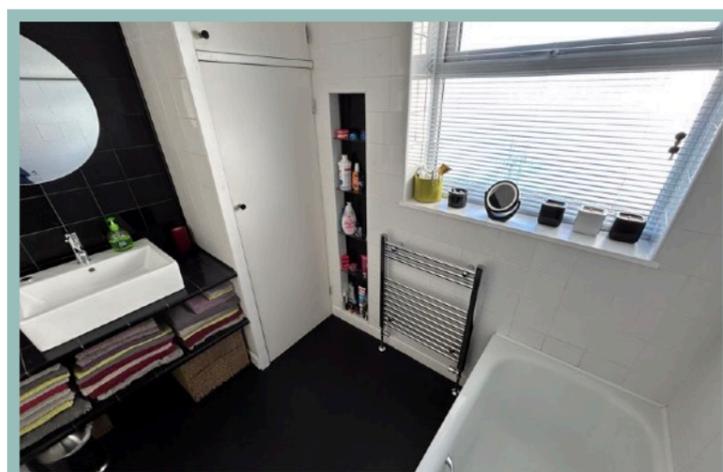
2.40m x 1.70m (7'10" x 5'7")

#### W.C.

1.70m x 0.85m (5'7" x 2'10")

#### Attic Room

6.36m x 3.95m (20'10" x 13'0").



## Garage

2.90m x 6.62m (9'6" x 21'9")

## Location

The property is located in the popular area of Penrhyn Bay, close to a bus route and the golf course. Within easy reach of Llandudno and close to the popular seaside resort of Rhos on Sea.

## Directions

From the Rhos on Sea office turn right towards the Promenade, turn left onto the Promenade, continue along Marine Drive, pass the golf course on the left, take the next left turn onto Morfa Road.

Council Tax Band F

Energy Performance Rating Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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