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www.fletcherpoole.com



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

RP 4227

TOTAL FLOOR AREA: 660 sq.ft. (61.3 sq.m.) approx.

1ST FLOOR: 330 sq.ft. (30.6 sq.m.) approx.

GROUND FLOOR: 330 sq.ft. (30.7 sq.m.) approx.

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As to their quality or efficiency can be given.  
The services, systems and appliances shown have been tested and no guarantee of duration or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy of the floorplan shown here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. While every attempt has been made to ensure the accuracy of the floorplan shown here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.



42 Hewitt Close  
Penrhyn Bay  
LL30 3FN

# TWO BEDROOM SEMI DETACHED HOME

## Description

This two bedroom semi detached house is situated in a quiet cul-de-sac in the popular residential location of "Gloddaeth Woods" close to local schools, shops and amenities of Penrhyn Bay.

The property benefits from off road parking for two cars directly to the front of the property, gas central heating and UPVC double glazing.

The accommodation on the ground floor comprises porch, living room, kitchen/dining room with access to the back garden.

To the first floor there are two double bedrooms and a family bathroom.

To the rear there is an enclosed, tiered garden with a paved patio area and laid to lawn area.

- ✓ TWO BEDROOM SEMI DETACHED HOME
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ OFF ROAD PARKING
- ✓ NO CHAIN

## Lounge

15' 6" x 13' 1" (4.73m x 4m)



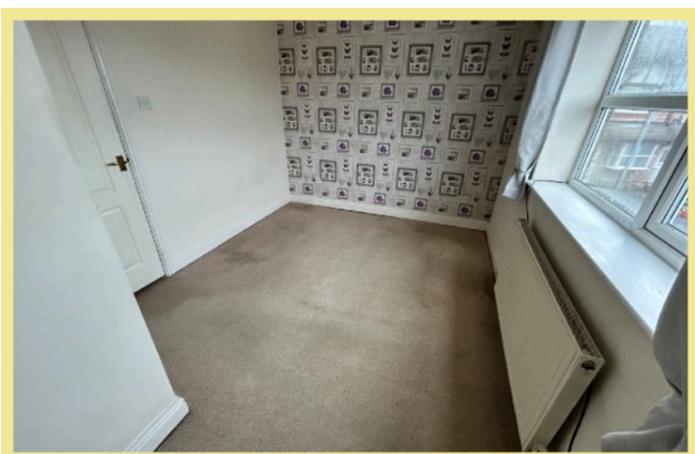
## Kitchen/Diner

13' 11" x 9' 6" (4m x 2.90m)



## Bedroom One

13' 1" x 9' 1" (4m x 2.76m)



## Bedroom Two

13' 1" x 9' 11" (4m x 3.03m)



## Bathroom

6' 4" x 5' 10" (1.93m x 1.79m)



## Location

The property is located in the popular village of Penrhyn Bay. Within easy reach of Llandudno and close to the popular seaside resort town of Rhos On Sea.

## Directions

From the Rhos On Sea office turn right towards the promenade, turn left onto the promenade, follow this road to the roundabout in Penrhyn Bay, take the second exit onto Trafford Park, follow the road round to the right, turn right onto Oliver Jones Drive where Hewitt Close is the third turn on the right.

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

Energy Performance Rating Band: C

Tenure: Freehold

2 Bedroom Semi Detached Home

42 Hewitt Close  
Penrhyn Bay  
LL30 3FN

**£199,950**

Reference Number:RP4227  
9/3/26

Fletcher & Poole,  
Haddon Court, Penrhyn  
Avenue  
Rhos-on-Sea, LL28 4NH

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:  
[rhosonseafletcherpoole.com](mailto:rhosonseafletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

