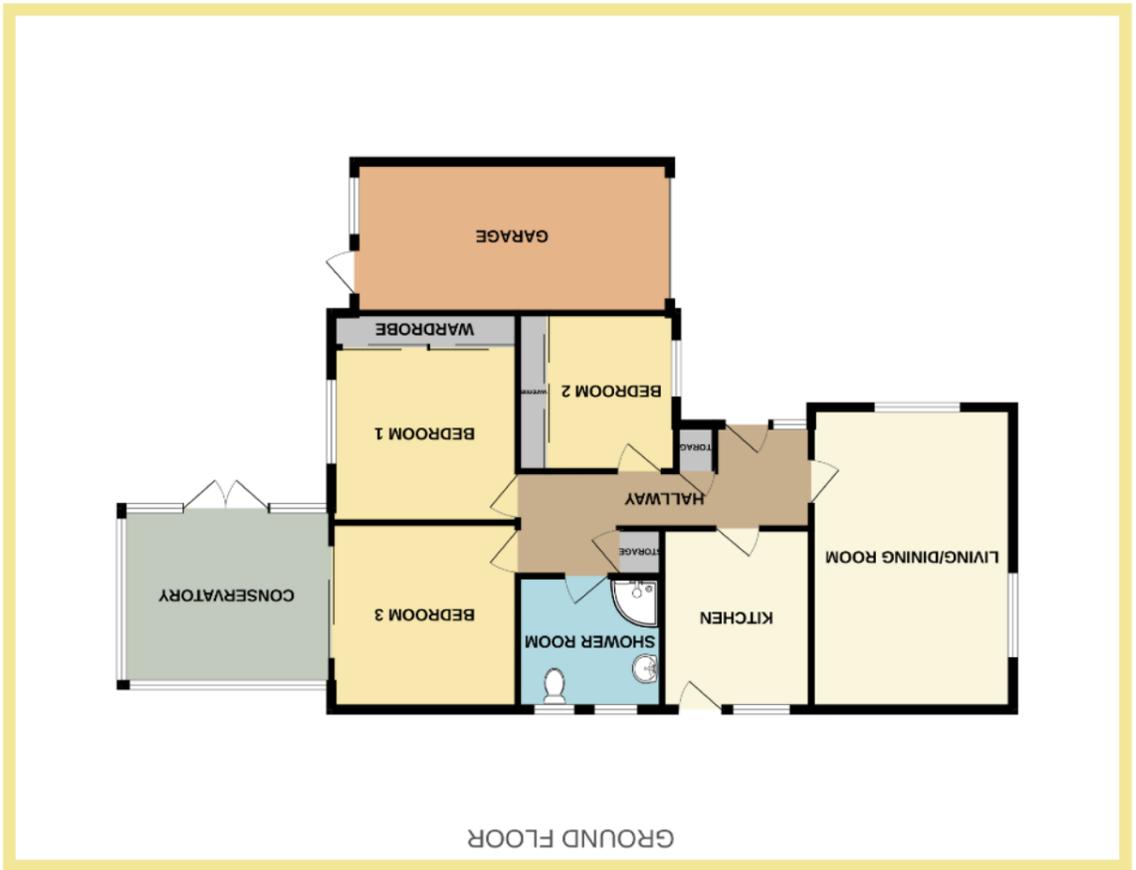
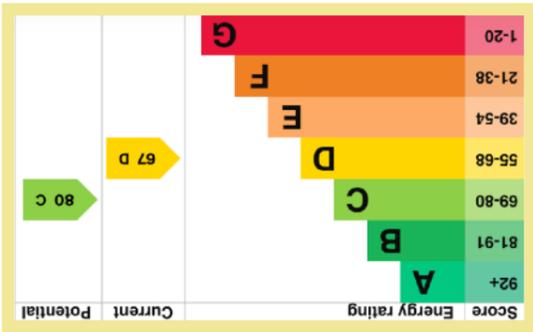


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



11 Berwyn Gardens
 Penrhyn Bay
 Conwy
 LL30 3PE

SPACIOUS THREE BEDROOM DETACHED BUNGALOW SITUATED ON THE HIGHLY DESIRABLE "PENRHYN BEACH ESTATE"

Description

Situated on the highly desirable "Penrhyn Beach Estate", No:-11 Berwyn Gardens is a spacious three bedroom detached bungalow. Walking distance to the local shops, schools, promenade & beach.

A short drive from both Llandudno & Colwyn Bay.

With off-road parking to the front on the driveway and access to the garage and an enclosed, rear garden which is flagged with chippings for low maintenance, decked patio seating area for outside dining & entertaining and 2 garden sheds.

The accommodation comprises of:-

Hallway with built-in storage, light & spacious lounge with dual aspect windows, fitted kitchen, three double bedrooms-two with fitted wardrobes and the third with patio doors into the conservatory and a spacious modern shower room.

The bungalow benefits from gas central heating & UPVC double glazed windows and doors.

Viewing is recommended due to it's highly desirable location & spacious layout.

- ✓ SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- ✓ SITUATED ON THE HIGHLY DESIRABLE "PENRHYN BEACH ESTATE"
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH
- ✓ OFF-ROAD PARKING
- ✓ GARAGE
- ✓ REAR, ENCLOSED LOW MAINTENANCE GARDEN
- ✓ NO CHAIN

Lounge

17' 9" x 11' 10" (5.42m x 3.60m)



Kitchen

10' 6" x 8' 9" (3.20m x 2.66m)



Bedroom One

12' 4" x 10' 11" (3.75m x 3.33m)



Bedroom Two

9' 3" x 9' 2" (2.83m x 2.81m)

Conservatory

12' 4" x 10' 3" (3.75m x 3.13m)



Bedroom Three/Dining Room

10' 11" x 10' 10" (3.32m x 3.31m)



Shower Room

8' 5" x 7' 10" (2.57m x 2.39m)

Garage

18' 6" x 8' 10" (5.64m x 2.70m)

Location

The property is within close proximity of the local shops, supermarket and other amenities of Penrhyn Bay. The popular Victorian Resort of Llandudno with its wealth of shops, cafes, restaurant, attractions is 2 miles in distance.

Directions

From the Rhos On Sea office turn right towards the Promenade and left onto the Promenade, continue along this road merging onto Glan Y Mor Road, turn right onto Beach Road, turn left then left again onto Berwyn Gardens where No 11 can be found on the left hand side.

Council Tax Band: E (provided on www.voa.gov.uk)

Energy Performance Rating Band: D

Tenure: Freehold

3 Bedroom Detached Bungalow

11 Berwyn Gardens
Penrhyn Bay
Conwy
LL30 3PE

£364,950

Reference Number:RP4238
19/03/26

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

