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11 Conolly Close  
Penrhyn Bay  
LL30 3FP



# Three Bedroom Semi Detached Family House Situated In A Quiet Cul De Sac In A Popular Residential Area

## Description

Situated in a quiet cul-de-sac in a popular residential area. Walking distance to the local schools-both primary & secondary, local shops, promenade & beach. A short drive to both Llandudno & Colwyn Bay. Number 11 is a three bedroom semi-detached family house with a large enclosed rear garden overlooking the mountains & countryside beyond. Comprising of:- Hallway, light & spacious lounge with bay window opening into the conservatory with French doors onto the garden, kitchen with steps down into the rear of the garage which has been converted into a storage area, currently used as an office. Stairs to the first floor where there are three double bedrooms, one with an en-suite shower room and family bathroom. To the front there is off road parking & access into the front of the garage for storage. The rear enclosed garden is lawned with hedged & fenced borders, patio seating area making a great space for outside dining & entertaining taking in the far reaching mountain views. Benefitting from gas central heating & UPVC double glazed windows throughout. Viewing is highly recommended to appreciate the convenient location and accommodation this family home has to offer.

- ✓ THREE BEDROOM SEMI DETACHED FAMILY HOUSE
- ✓ SITUATED IN A QUIET CUL DE SAC
- ✓ WALKING DISTANCE TO THE LOCAL SCHOOLS, SHOPS, PROMENADE & BEACH
- ✓ LARGE ENCLOSED REAR GARDEN
- ✓ OFF ROAD PARKING
- ✓ FAR REACHING MOUNTAIN & COUNTRYSIDE VIEWS

## Lounge

5.27m x 3.42m (17'4" 11'3")



## Office/Store

2.65m x 2.39m (8'9"x 7'10")

## Bedroom One

3.36m x 2.95m (11'0" x 9'8")

## Ensuite

2.11m x 1.75m (6'11"x 5'9")

## Kitchen

3.38m x 2.71m (11'1" x 8'11")



## Conservatory

2.87m x 2.87m (9'5" x 9'5")



## Bedroom Two

3.48m x 2.62m (11'5" x 8'7")

## Bedroom Three

2.56m x 2.51m (8'5" x 8'3")

## Bathroom

2.39m x 2.22m (7'10" x 7'4")

## Front Of Garage/Storage Area

2.55m x 2.42m (8'5" x 8'0")

## 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.

## 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 second exit onto Plas Penrhyn, turn right onto Oliver Jones Drive, turn left onto Conolly Close.

Council Tax Band: "D"  
Energy Performance Rating Band C

3 Bedroom  
Semi Detached  
House

11 Conolly Close  
Penrhyn Bay  
LI30 3FP

£254,000

Reduced From £259,950  
Reference Number:RP4055  
1/08/25

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:

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