

enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling travelling some distance to view the property.

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 arrangements.

We strongly recommend that the information which we provide about the property is verified by your advisers.

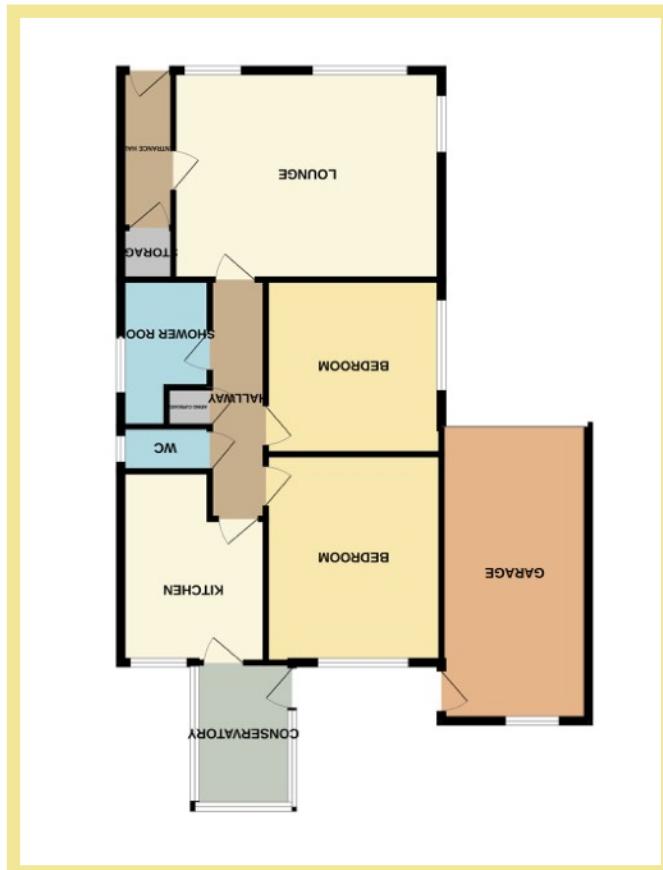
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We 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.

www.fletcherpoole.com

Fletcherpoole

F&P



25 Berwyn Gardens
Penrhyn Bay
LL30 3PE

Two Bedroom Detached Bungalow Situated On The Sought After Penrhyn Beach Development

Description

This well maintained two bedroom detached bungalow is situated on the sought after Penrhyn Beach development, walking distance to the local shops, promenade, beach and Angel Bay. In a quiet cul-de-sac on the level.

The accommodation comprises of:

Entrance hall, light and spacious lounge, kitchen, conservatory, two double bedrooms, shower room and separate w.c.

To the front there is ample off road parking and access to the garage, garden at the front and side is gravel for easy maintenance. The enclosed rear garden is also gravel and paved with access to the garage.

The property benefits from gas central heating and UPVC double glazing throughout.

Viewing is highly recommended to appreciate the layout and location

- ✓ TWO BEDROOM DETACHED BUNGALOW
- ✓ AMPLE OFF ROAD PARKING
- ✓ GARAGE
- ✓ SITUATED ON THE SOUGHT AFTER PENRHYN BEACH DEVELOPMENT
- ✓ WALKING DISTANCE TO LOCAL SHOPS, PROMENADE & BEACH
- ✓ NO CHAIN

Lounge

5.05m x 3.91m (16'7" x 12'10")



Kitchen

3.88m x 2.69m max (12'9" x 8'10")



Conservatory

2.69m x 1.78m (8'10" x 5'10")

Bedroom One

3.91m x 3.30m (12'10" x 10'10")



Bedroom Two

3.30m x 3.27m (10'10" x 10'9")

Shower Room

2.77m x 1.65m (9'1" x 5'5")



W.C.

1.67m x 0.80m (5'6" x 2'8")

Garage

5.57m x 2.77m (18'3" x 9'1")

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 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.

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

Energy Performance Rating Band: D

Two Bedroom Detached Bungalow

25 Berwyn Gardens
Penrhyn Bay
LL30 3PE

£289,950

Reference Number: RP3632
26/06/2024

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: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

