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www.fletcherpoole.com

Fletcher & Poole



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

