



Three Bedroom Semi Detached House Situated In A Sought After Residential Area

Description

This three bedroom semi detached house situated in a sought after residential area, close to the amenities of Penrhyn Bay and a short walk to the promenade and Angel Bay. The well planned accommodation benefits from off road parking for 2/3 cars, garage and enclosed rear garden with two patios areas, laid to lawn with borders containing mature shrubs and trees, access to an outbuilding with concrete floor and plumbing through to the back of the garage. The property on the ground floor briefly comprises of a porch, good size hallway, lounge with bay window to the front, kitchen diner with access to the garden, utility room with plumbing for a washing machine, rear porch and w.c. To the first floor there are two large double bedrooms, a single bedroom and family bathroom with shower. There is upvc double glazing and gas central heating.

- ✓ THREE BEDROOM SEMI DETACHED HOUSE
- ✓ WELL PLANNED ACCOMMODATION
- ✓ ENCLOSED REAR GARDEN
- ✓ OFF ROAD PARKING FOR 2/3 CARS & GARAGE
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA

Porch

2.10m x 0.99m (6'11" x 3'3")

Lounge

3.64m x 3.61m (11'11" x 11'10")



Kitchen/Diner

3.96m x 3.63m (13'0" x 11'11")



Utility

2.54m x 2.10m (8'4" x 6'11")

Rear Porch

1.14m x 1.12m (3'9" x 3'8")

W.C.

1.84m x 1.16m (6'1" x 3'10")

Bedroom One

4.30m x 3.67m (14'1" x 12'1")



Bedroom Two

3.80m x 3.63m (12'6" x 11'11")

Bedroom Three

2.39m x 2.20m (7'10" x 7'3")

Bathroom

2.86m x 2.17m (9'5" x 7'2")

Garage

5.00m x 2.37m (16'5" x 7'9")

Outbuilding

2.74m x 2.43m (9'0" x 8'0")

Location

The property is conveniently located in Penrhyn Bay close to the local shops and other amenities, within walking distance of the sea front and golf course. The Victorian resort of Llandudno is approximately 3 miles distance

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, turn left onto Morfa Road, turn left again onto Marine Road, Merivale Road is on the right where No 6 can be found on the right hand side.

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

Energy Performance Rating Band D

Three Bedroom Semi Detached House

6 Merivale Road
Penrhyn Bay
LL30 3LS

£274,950

Reference Number: RP3428
16/11/23

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

