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40 Glan Y Mor Road  
Penrhyn Bay  
LL30 3PF

# Traditional Style Three Bedroom Semi Detached Family House Situated On A Highly Desirable Residential Road

## Description

This traditional style three bedroom semi-detached family home is situated on a highly desirable road in the popular & convenient residential area of Penrhyn Bay. Walking distance to the local shops, schools, promenade & beach. A short drive from both Llandudno & Colwyn Bay. Early viewing is highly recommended to appreciate the location and all this property has to offer. Outside to the front there is off-road parking on the driveway and access at the side to the garage. The rear, enclosed garden is South facing, laid to lawn with fenced borders and a flagged patio seating area. The detached garage has full power and plumbing for a washing machine. The accommodation comprises of:- Entrance porch, hallway, lounge with feature fireplace, kitchen/diner with fitted kitchen and integrated appliances to include:- Dishwasher, oven, gas hob and extraction hood. Space & plumbing for a washing machine. Rear porch and downstairs w.c and good-sized pantry in the hallway. To the first floor there are three bedrooms, a family bathroom with bath & separate shower and a separate w.c. The property benefits from gas central heating and UPVC double glazed windows throughout..

- ✓ TRADITIONAL STYLE THREE BEDROOM SEMI-DETACHED FAMILY HOME
- ✓ DETACHED GARAGE
- ✓ SOUTH FACING ENCLOSED REAR GARDEN
- ✓ SITUATED ON A HIGHLY DESIRABLE RESIDENTIAL ROAD
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH

## Lounge

3.86m x 3.46m (12'8" x 11'4")



## Kitchen/Diner

5.90m x 3.16m (19'4" x 10'5")



## Porch

1.73m x 1.27m (5'8" x 4'2")

## Hallway

4.72m x 1.65m (15'6" x 5'5")

## W.C.

1.15m x 1.07m (3'9" x 3'6")

## Pantry

1.65m x 1.07m (5'5" x 3'6")

## Bedroom One

3.87m x 3.47m (12'9" x 11'5")



## Bedroom Two

3.64m x 3.19m (11'11" x 10'6")

## Bedroom Three

3.01m x 2.15m (9'11" x 7'1")

## Bathroom

2.15m x 2.07m (7'1" x 6'10")

## W.C.

1.14m x 0.89m (3'9" x 2'11")

## Garage

5.55m x 2.86m (18'2" x 9'5")

## Location

The property is located in the popular area of Penrhyn Bay. Walking distance to Angel Bay, promenade, Beach and local shops & amenities. 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, then left onto the Promenade, continue along past the golf course continue onto Glan Y Mor Road.

Council Tax Band: "E"

Energy Performance Rating Band D

3 Bedroom  
Semi Detached  
House

40 Glan Y Mor Road  
Penrhyn Bay  
LL30 3PF

£284,950

Reference Number:RP4178  
12/01/26

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

