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7 Penrhyn Close, Penrhyn Bay
Llandudno LL30 3AH







Offers Over £350,000

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Located in a small cul-de-sac of similar properties, in a much sought after location in the village of Penrhyn Bay this DETACHED 3 BEDROOOM HOUSE is slightly elevated from the road providing lovely coastal views from the front. The house is set in a large plot, private and with its own private gate onto the Little Orme. With vacant possession and NO ONGOING CHAIN the accommodation comprises ENTRANCE PORCH, HALL, CLOAKROOM, LOUNGE AND DINING AREA, KITCHEN, CONSERVATORY, GROUND FLOOR BEDROOM. Upstairs there are 2 MORE BEDROOMS & BATHROOM. Outside there is a long driveway providing ample parking and a SINGLE GARAGE. The house is gas centrally heated and windows double glazed. Penrhyn Bay has a good range of local shopping, is on a bus route to nearby Rhos on Sea and Llandudno and Rhos on Sea Golf Course is nearby. Tenure Freehold, Council Tax Band F. Energy Rating 55D Potential 81B. Ref CB8067

Entrance Porch
5'9" x 4'9" (1.75m x 1.45m)
Double glazed door and windows. fine views, double glazed inner door

Entrance Hallway
21,5 x 11,9 (6.40m,1.52m x 3.35m,2.74m)
Central heating radiator, under stairs cupboard, coats cupboard

Cloakroom
Wash hand basin, w.c, double glazed, part tiled walls, central heating radiator

Lounge
21'5 x 11'9 (6.53m x 3.58m)
L shaped lounge with one rear double glazed window, three radiators, side double glazed window, gas fireplace with marble surround and a large picture window overlooking the front lawn, mountains and the sea.

Dining Area
10'3 x 9'3 (3.12m x 2.82m)

Kitchen
10'10 x 10'6 (3.30m x 3.20m)
Stainless steel sink unit, wall and base cupboards, Vailliant gas fired central heating boiler, double glazed and door to conservatory

Ground Floor Bedroom
11'7 x 10'7 (3.53m x 3.23m)
Coved ceilings, central heating radiator, double glazed patio doors to

Conservatory
13'1 x 6'8 (3.99m x 2.03m)
Double glazed and access to rear gardens

First Floor
Stairway from the Hall to First Floor and Landing

Bedroom 2
15'5 x 8'11 (4.70m x 2.72m)
Double glazed, central heating radiator, 2 louvre door wardrobe cupboard, roof void storage

Bedroom 3
15'3 x 10'10 (4.65m x 3.30m)
Double glazed, roof void storage, central heating radiator, louvre door cupboard

Bathroom
7'1 x 5'7 (2.16m x 1.70m)
Panel bath, pedestal wash hand basin, w.c, double glazed, tiled walls, shower unit, central heating radiator, cylinder airing cupboard

The Garage
22'11 x 9'11 (6.99m x 3.02m)
Up and over door, power & light laid on, personal door

The Gardens
Large gardens to front, side and rear with lawns, flowering trees and hedges, small pond, The rear and side garden is private and secluded and there is a private gate onto the Little Orme coastal path to Angel Bay

AGENTS NOTE
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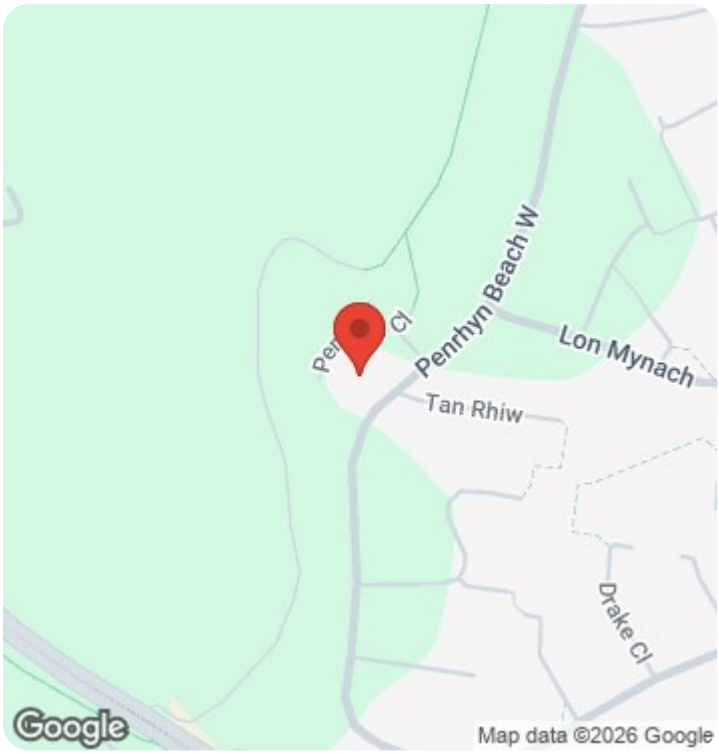




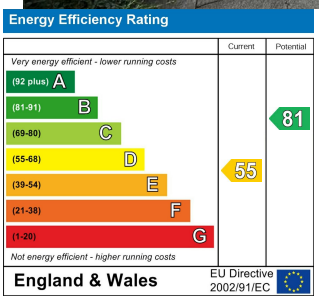


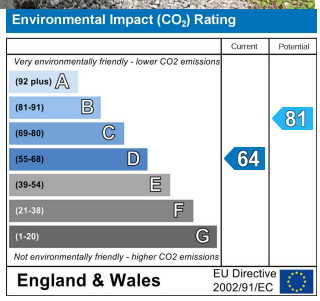












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