FREEHOLD

Bungalow - Detached (EPC Rating: D)

3 MERIVALE ROAD, PENRHYN BAY, LL30 3LS

Guide price

£269,995

WYNNE DAVIES
Est :1964

2 1 1 D

2 Bedroom Bungalow - Detached located in Penrhyn Bay

Nestled in the desirable area of Penrhyn Bay, this charming detached bungalow on Merivale Road offers a delightful blend of comfort and convenience. Spanning an impressive 872 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests which overlooks the rear garden. There is a bathroom with a separate w.c., kitchen / diner which has access out to the garden.

One of the standout features of this property is the ample parking space available for two vehicles, complemented by a convenient driveway.

This bungalow exudes character and charm, with the potential for modernisation to suit your personal taste. The absence of a chain means you can move in without delay, making this an attractive option for those eager to settle into their new home.

With its prime location in Penrhyn Bay, you will enjoy easy access to local amenities, beautiful coastal walks, and a friendly community atmosphere. This property presents a wonderful opportunity to embrace a relaxed lifestyle in a picturesque setting. Don't miss your chance to make this delightful bungalow your new home.

HALLWAY
Upvc double glazed frosted door opening into the porchway, wooden glazed inner door leading into the entrance hallway with walll mounted gas radiator, ceiling skylight and storage cupboard. Doors to two bedrooms, bathroom & separate w.c., lounge and kitchen.

LOUNGE
15'6" l x 9'4" w
Rear aspect Upvc double glazed bay window, side aspect Upvc double glazed window, wall mounted shelving, electric fire with feature surround.

KITCHEN
14'1" l x 10'9" w
Doorway opening into the kitchen with side aspect Upvc double glazed window, a range of wall and base units in cream shaker style with a complementary granite effect worktop above. Stainless steel sink and drainer, freestanding electric cooker and freestanding fridge/freezer, wall mounted Valiant Gas Boiler, wall mounted gas radiator,, storage cupboard, cupboard housing the washing machine, metal window, rear Upvc double glazed door to lean to.

LEAN TO
8'0" l x 4'3" w
Sunny aspect metal frame structure with glazed windows, laminate flooring,

BATHROOM
5'10" l x 4'11" w
Side aspect Upvc double glazed window, Part tiled walls, bath with chrome mixer taps and shower connection, wash hand basin, laminate tile effect flooring, wall mounted towel rail.

SEPARATE W.C.
6'0" l x 2'6" w
Room next to the bathroom with w.c.

BEDROOM 1
13'6" l x 10'9" w
Double bedroom with dual aspect windows, Upvc double glazed leaded Bay window to the front and a Upvc double glazed side aspect window, wall mounted gas radiator.

BEDROOM 2
13'6" l x 10'9" w
Upvc double glazed Bay window to the front with leaded inlay, side aspect Upvc double glazed window with leaded inlay, wall mounted gas radiator.

GARAGE & OUTHOUSE
18'9" l x 8'6" w
Garage: Metal up and over door, electric power point and sockets, Upvc double glazed window.

Out House - Shelving storage.

GARDEN
Front: Driveway leads to the garage and side entrance. Low maintenance garden with established shrubs and wall boundary.

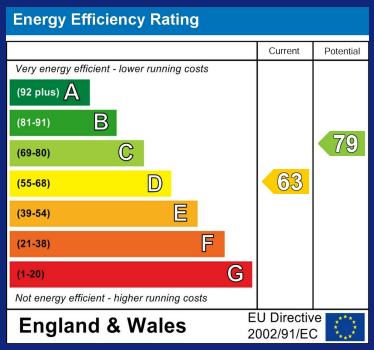
Rear: Wooden secure gateway to rear garden with lawn area, with established shrubs, pathway around the bungalow with bin storage and gate for access to the front of the property.

WYNNE DAVIES ESTATE AGENTS | HADDEN COURT PENRHYN AVENUE, RHOS ON SEA, CONWY, LL28 4NH

Council Tax Band

E

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.