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47-49 Madoc Street
Llandudno, LL30 2TW

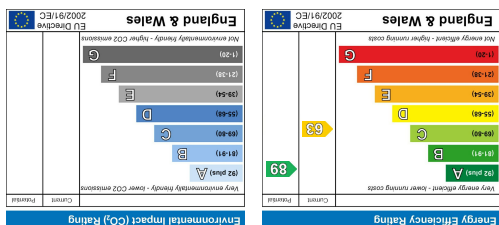
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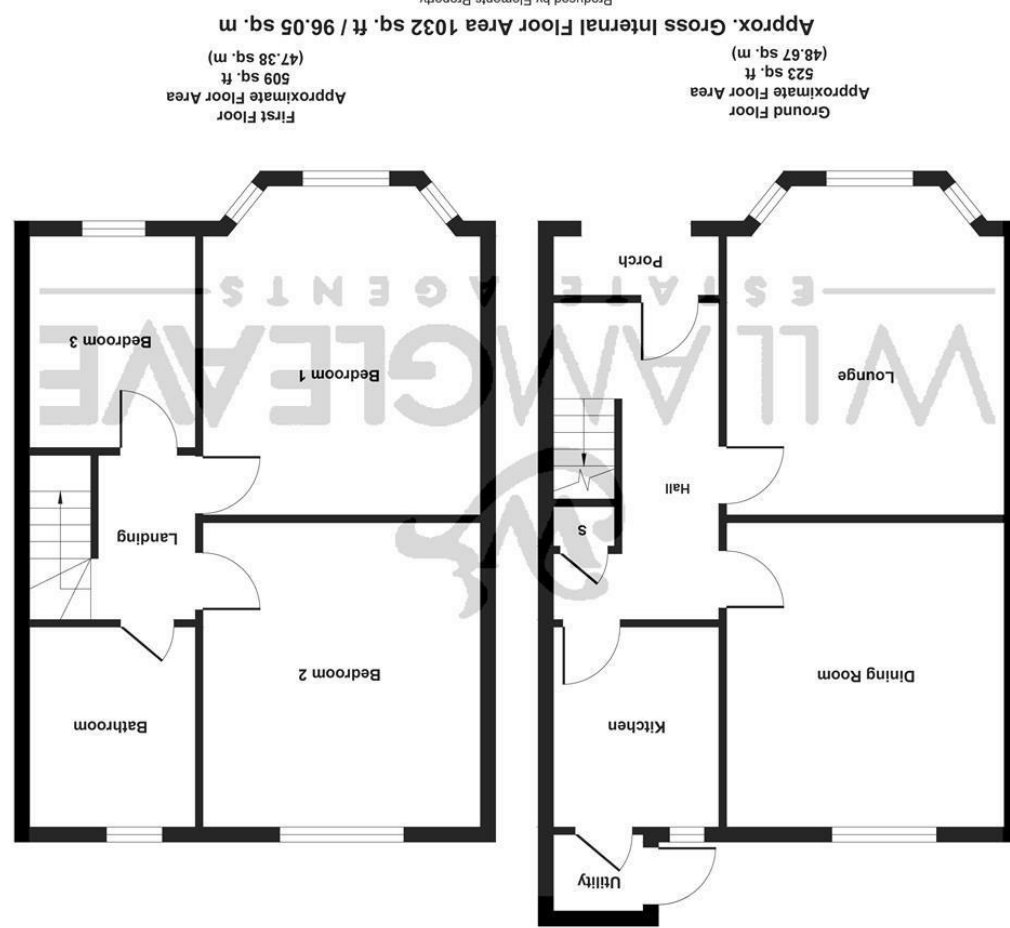
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Approx. Gross Internal Floor Area 1032 sq. ft / 96.05 sq. m

Produced by Elements Property



22 MERIVALE ROAD, PENRHYN BAY

Price £269,950



We are pleased to bring to market this traditional semi detached house which is situated within a quiet residential area of Penrhyn Bay Village which enjoys the promenade, the Little Orme, popular coastal walks and all local amenities within close proximity. Both Rhos on Sea Village and the popular resort town of Llandudno are within a short drive. The property has retained its original character features throughout. The bright and well appointed accommodation offers; entrance hall, lounge, dining room, modern fitted kitchen, utility, three bedrooms and bathroom. There is also a generous sized loft space, perfect for conversion (subject to the relevant planning approval). There is a large block paved driveway to the front leading to an attached garage and an enclosed rear garden. With some cosmetic improvement this will make a most delightful family home. Offers no forward chain.

OPEN PORCH

With key safe, gas meter cupboard, light, original tiled floor and timber door with feature stained glass into,

ENTRANCE HALL

12'5" x 7'3" (3.81m x 2.22m)

Traditional stained glass window, fitted ceiling light, central heating thermostat, under stairs storage cupboard, radiator, carpet, power points and doors leading off.

LOUNGE

14'1" into bay x 11'10" (4.29m into bay x 3.61m)

With a bay window to the front, feature fireplace, fitted ceiling light, carpet, radiator and power points.

DINING ROOM

13'1" x 11'11" (3.99m x 3.64m)

With a large window to the rear, feature fireplace, fitted ceiling light, carpet, radiator and power points.

KITCHEN

8'7" x 7'1" (2.62m x 2.17m)

Having a range of wall and base units with work top surfaces over, stainless steel sink unit, integrated fridge/freezer, integrated electric oven with electric hob and extractor fan over, window to the rear, fitted ceiling light, smoke detector, tiled floor, power points and door into;

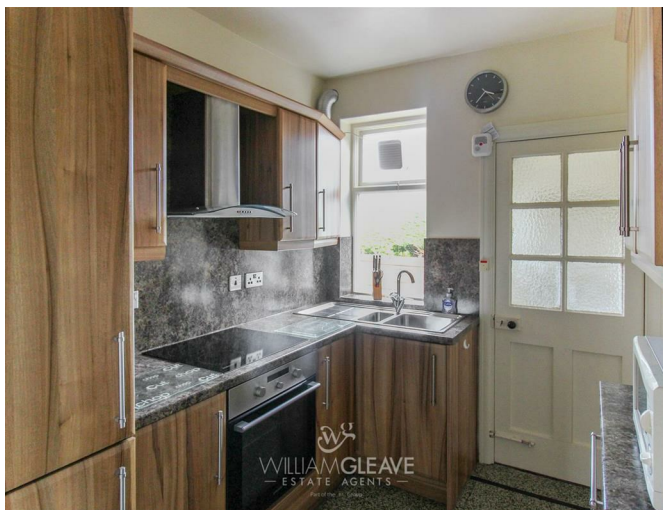
UTILITY ROOM

With space and plumbing for washing machine and door allowing access to the rear garden.

STAIRS LEADING TO FIRST FLOOR ACCOMMODATION

LANDING

With fitted ceiling light, smoke detector. carpet and doors off.



BEDROOM ONE

14'1" into bay x 11'10" (4.29m into bay x 3.61m)

With bay window to the front, a range of fitted wardrobes and drawers, carpet, radiator and power points.

BEDROOM TWO

13'1" x 11'11" (3.99m x 3.64m)

Having large window to the rear, carpet, radiator and power points.

BEDROOM THREE

9'1" x 7'3" (2.77m x 2.22m)

With window to the front, window through to landing, carpet, radiator and power points.

BATHROOM

8'7" x 7'3" (2.63m x 2.21m)

Having a three piece suite comprising of panelled bath with shower over, wash hand basin and low level WC. Airing cupboard housing gas central heating combi boiler, window to the rear, fitted light, hatch allowing loft access and vinyl floor.

OUTSIDE

To the front of the property is a block paved driveway with ample parking space leading to an attached garage with traditional wooden garage door, and a lawned area with a mixture of mature shrubs and trees. To the rear of the property is an enclosed garden which is mainly paved for ease of maintenance, timber shed, further storage shed, outside tap and lighting.

DIRECTIONS

From our Llandudno office turn left onto Madoc Street, continue through the traffic lights then passing the train station then following the road around onto Vaughan Street, proceed straight ahead towards the promenade. At the junction turn right onto the promenade and continue out of Llandudno, passing Bodafon Fields on the right hand side. Proceed up and over the hill into Penrhyn Bay. At the roundabout take the first exit onto Glan y Mor Road then take the next exit onto Penrhyn Isaf Road, continue to almost the bottom end of Penrhyn Isaf Road then turn right onto Morfa Road, then first right into Merivale Road. The property can be found on the right hand side by way of our for sale board.

SERVICES

Mains drainage, water, gas and electric are all believed connected or available at the property. All services and appliances have not been tested by the selling agent.

TENURE

Freehold

COUNCIL TAX BAND

E

