



**99Home Ltd.**

99Home Ltd,  
Sutton Business Centre,  
Restmor Way,  
Wallington,  
SM6 7AH,  
Phone :0203 5000 999  
Email  
:info@99home.co.uk

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4 Bed Detached In Glan Y Mor Road , Penrhyn Bay, LL30 3PF

£445,000







## SHORT DESCRIPTION

Property Ref: 15098 A spacious 4 bedroom detached family house in Penrhyn Bay, a sought after area ideal for local shops, surgery and bus routes. This lovely property benefits from PVC double glazing throughout and gas central heating, a detached garage and two spacious gardens to the front and rear. The well planned layout on the ground floor comprises glass porch entrance, hallway, spacious lounge with large bay windows, kitchen with an attached toilet leading to the rear garden and a spacious dining room with glass sliding doors overlooking the rear garden. To the first floor; landing, master bedroom with views, a further 3 bedrooms, modern family bathroom and airing cupboard. Outside is a tarmac driveway with off road parking for 4 vehicles and access to the garage. The rear garden is fenced with a large area of lawn, perfect for children and pets. Enclosed entrance porch entrance hall, lounge, dining room, kitchen, cloakroom, 4 bedrooms, bathroom, garage, shed, front and rear garden driveway. The property: A character 4 bedroom detached family house, benefitting from gas central heating and UPVC double glazing. LOCATION: Set in manageable landscaped gardens to front and rear in a good residential area on the level close to local shops, bus routes and coastal walks. ENCLOSED Entrance porch 2.46 x 2.00m Lounge: 3.70 x 4.90m into an attractive bow window UPVC double glazed, T.V .point, coved ceiling. Dining room: 3.60 x 3.74m TV POINT Coved ceiling UPVC double glazed patio doors to rear garden. Kitchen 2.70 x 4.35m Fully fitted with wall and base units with glitter marble effect work-tops, stainless steel sink unit. Door to rear porch and downstairs cloakroom with low level w.c. STAIRS FROM HALL TO LANDING : Built in cylinder airing cupboard. Bedroom 1: 3.70 x 5.00m into bow window UPVC double glazed window overlooking front garden. Bedroom 2: 3.60 x 3.70m overlooking rear garden. Bedroom 3: 2.70 x 2.60m overlooking rear garden Bedroom/study: 2.50 x 2.30m with storage. Bathroom: 2.5" x 1.8m GENERAL DESCRIPTION Garage: Detached with up and over door, with power and light laid on. OUTSIDE: Rear garden mainly laid to lawn with patio area. Front garden is mainly laid to lawn with flower borders and edged with shaped conifers. Services: all mains connected. Possession: Vacant on completion. Property Type: Detached Full selling price: £445000.00 Pricing Options: Fixed Price Tenure: Freehold Council tax band: E EPC rating: D Measurement: 1162.5 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Garage, Driveway, Private, Off street Heating Type: Solar Powered, Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: Self-occupied -----

4

Bed Room(s)

1

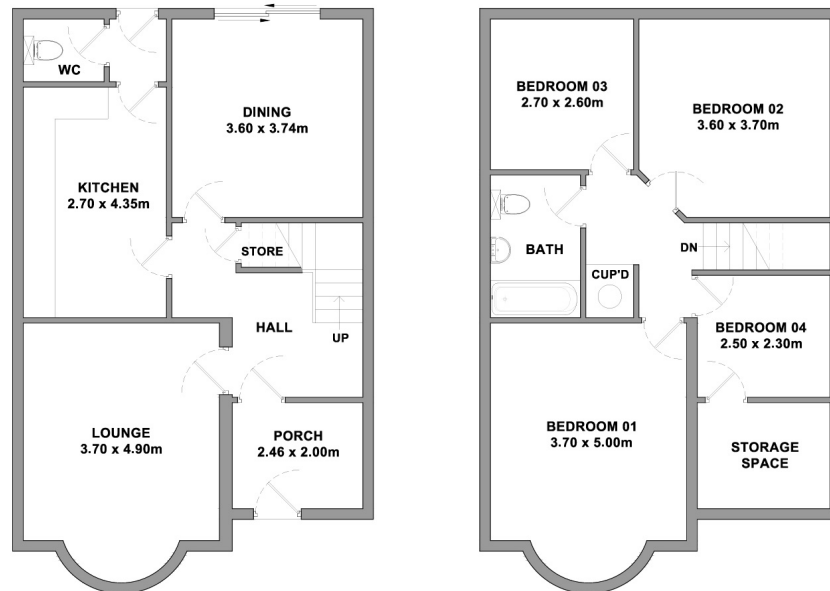
Bath Room(s)

2

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached house
Total floor area	108 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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