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**34 Penrhyn Beach East, Penrhyn Bay, Penrhyn Bay,
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£305,000

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www.bdahomesales.co.uk

A SPACIOUS LINK-DETACHED THREE BEDROOM HOUSE ON THE POPULAR PENRHYN BEACH DEVELOPMENT WITH VIEWS TOWARDS THE LITTLE ORME, close to the village shops, Co-Op, family practitioners centre and chemist, primary and secondary schools, bus services to Rhos on Sea, Colwyn Bay and Llandudno, and approximately 2½ miles from Llandudno Town Centre.

The accommodation, which is in need of a general update comprises: upvc double glazed porch; hallway; lounge; dining room; kitchen; three bedrooms and bathroom. The property benefits from gas central heating and upvc double glazing. Outside the property benefits from an easy to maintain front garden; attractive rear garden with pond and seating area; driveway parking and single car garage.

The accommodation comprises:

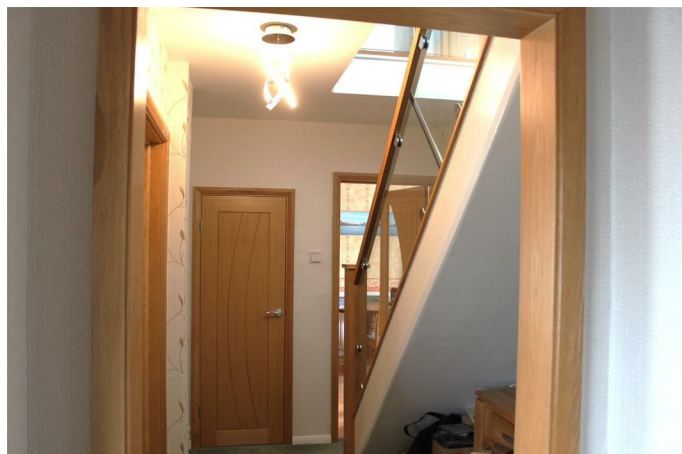
Upvc double glazed front door to:

PORCH

Upvc double glazed windows, tiled floor.

Inner glazed double glazed front door with coloured leaded glass to:

ENTRANCE HALL



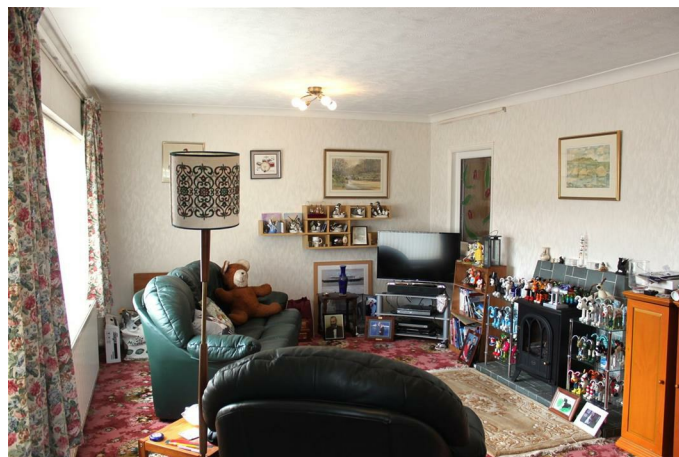
Electric meter cupboard, understairs recess storage cupboard with shelving, radiator.

2 PIECE CLOAKROOM

Comprising corner vanity wash hand basin and mixer tap, closed couple w.c., display shelving, mirror fronted corner cabinet, ladder style towel rail, wall tiling, upvc double glazed window.

Double opening oak doors from the Entrance Hall to:

DOUBLE ASPECT LOUNGE 20'11" x 12'0" (6.40m x 3.66m)



Tiled fireplace and hearth with slate display mantle, T.V. and telephone point with fibre broadband, double and single radiator, coving, double aspect upvc double glazed windows, upvc double glazed leaded coloured window to dining room.



DINING ROOM 13'8" x 10'2" (4.17m x 3.11m)



Including built in base, wall and glass fronted cabinets, laminate flooring, coving, double radiator, upvc double glazed French door and sidelights to rear garden.

Sliding oak door to:

KITCHEN 10'3" x 6'9" (3.13m x 2.08m)



Fitted base, wall and drawer units with round edge beech effect worktops, inset 1½ bowl sink unit with mixer taps, integrated 'Select' gas oven and four ring gas hob, 'Diplomat' dishwasher, integrated fridge and freezer, decorative wall tiling and tile effect flooring, 'Xpelair' extractor, upvc double glazed window, upvc double glazed door to:

CONSERVATORY/REAR PORCH AREA 17'2" x 6'0" minimum (5.24m x 1.84m minimum)



Three wall light points, plumbing for automatic washing machine and space for dryer, laminate floor, integral door to garage, upvc double glazed opening windows and door to rear garden and side access to front.

An oak and glass staircase from the Entrance Hall leads to the:

FIRST FLOOR LANDING

Radiator, access to partly boarded roof space via 'Slingsby' ladder.

BEDROOM 1 13'10" x 12'0" (4.24m x 3.67m)



Built in double wardrobe with hanging rail and shelving, radiator, upvc double glazed window to front with views to the 'Little Orme'.

VIEW FROM BEDROOM 1



BEDROOM 2 11'6" x 10'6" (3.53m x 3.21m)



Built in double wardrobe with hanging rail and shelving, radiator, upvc double glazed window to rear.

VIEW FROM BEDROOM 2



BEDROOM 3 12'1" x 6'8" (3.69m x 2.05m)

Radiator, upvc double glazed window to rear.

RE-FITTED 3 PIECE BATHROOM



White suite comprising panel bath with mixer tap and twin shower over including drench shower head, vanity wash hand basin with mixer tap and display shelving, mirror with light and storage cabinet, shaver point on side of mirror, porcelain wall tiling and plastic cladding to ceiling with recessed downlighters, 'Xpelair' extractor, floor tiling, radiator, airing cupboard with shelving housing gas fired 'Worcester' combi central heating and hot water boiler, upvc double glazed window.

OUTSIDE

FRONT GARDEN

Raised flower beds, slate decorative chippings.

DRIVEWAY TO FRONT AND SIDE



Provides off street parking for several cars leads to:

SINGLE CAR GARAGE

With automatic up and over door, light and power connected, gas meter, integral door to conservatory.

SOUTH FACING ENCLOSED REAR GARDEN



Good sized low maintenance with decorative chippings, paved patio seating area, flower beds, fishpond, timber garden shed, outside tap.

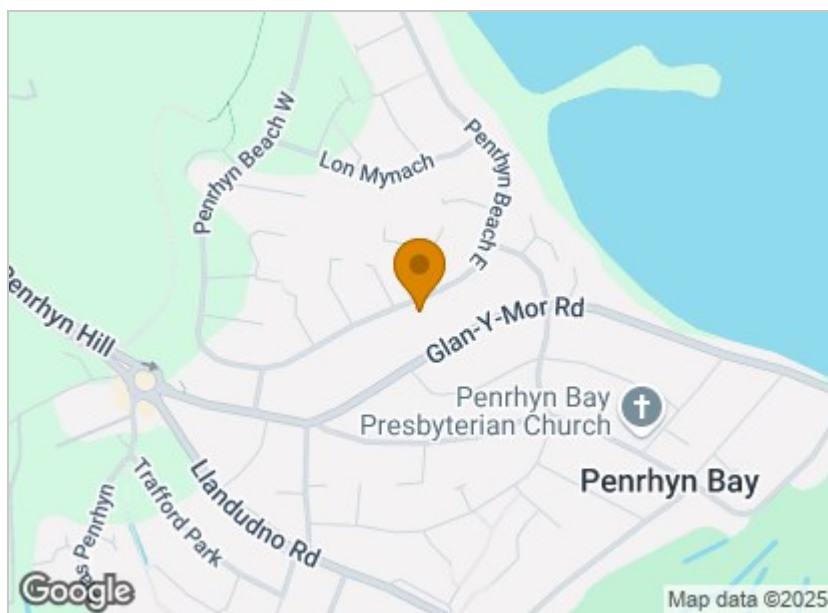
TENURE

The property is held on FREEHOLD tenure.

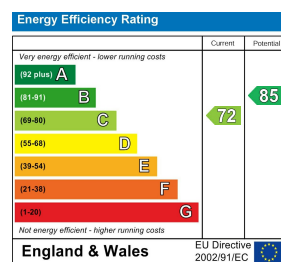
COUNCIL TAX BAND

Is 'E' obtained from www.conwy.gov.uk

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed on to the Promenade and turn right heading for Penrhyn Bay, over the Little Orme and down the dual carriage way to the roundabout, take the first exit on to Glan y Mor Road, turn left into Penrhyn Beach, 1st right onto Penrhyn Beach East and the property can be found a short distance down on the right hand side. Ref: A473 06/06/24 REV 28/02/25

We will be pleased to arrange a viewing of this Home

01492 875125

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Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

