



19 Plas Penrhyn  
LL30 3EU



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£379,950

An immaculately presented and comprehensively refurbished four-bedroom detached family home, set within a highly regarded residential location close to the promenade and local amenities.

Tenure: Freehold - EPC: C - Council Tax: E

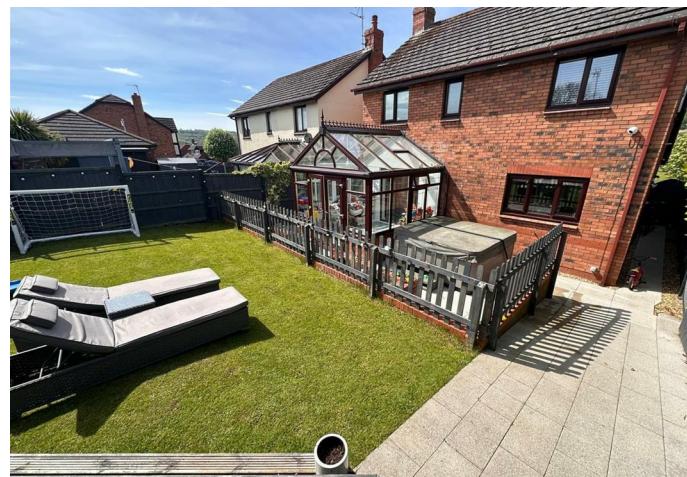
This beautifully presented detached residence has been extensively refurbished to an exceptional standard throughout, offering stylish, contemporary accommodation ideally suited to modern family living.

The accommodation comprises a welcoming entrance hall and cloakroom, spacious living room, superb dining kitchen, finished with high-quality units, granite work surfaces and a full range of integrated appliances. The kitchen is both practical and visually impressive. From here there is direct access to the conservatory, providing an excellent additional reception space, Utility room.

To the first floor, the principal bedroom benefits from a contemporary en-suite shower room with granite finishes, while the fourth bedroom has been thoughtfully converted to incorporate bespoke 'Hammonds' fitted wardrobes and a dressing area. A stylish family bathroom serves the remaining bedrooms.

The rear garden has been attractively landscaped to create a superb outdoor living space, featuring a lawn, paved patio areas, and dedicated zones for alfresco dining and entertaining. There is also space for a hot tub, making this an ideal setting for social gatherings and family enjoyment.

To the front, the former garage has been professionally converted to provide a high-quality home office or entertainment room, complete with French doors opening to the front aspect. This flexible space is ideal for home working, a gym, or a social room, adding significant lifestyle appeal.



## Location

The property enjoys a popular position within Penrhyn Bay, conveniently located for shops, schools, the promenade and coastal walks, while also being a short drive from Llandudno, Rhos-on-Sea and Colwyn Bay.

The property has clearly been updated with great care and attention to detail, offering a turnkey opportunity for the incoming purchaser.

The Accommodation Affords:  
(Approximate measurements only)

Front Entrance Porch 6'3" x 2'11" (1.93m x 0.91m)  
Composite double glazed front door with further double glazed door leading through to Reception Hall with balustrade staircase leading off to first floor level, double panel radiator, laminated timber effect flooring, understairs storage area, coving.

Downstairs Cloak Room 6'4" x 3'5" (1.94m x 1.05m)  
Concealed cistern w.c. vanity washbasin with tiled splashback, uPVC double glazed window overlooking side elevation.

Lounge 13'8" x 10'11" (4.19m x 3.35m)  
Coved ceiling, uPVC double glazed window overlooking front of property, TV point, wall lights, square archway leading through to rear Dining Kitchen.

Dining Kitchen 24'3" x 8'3" (7.41m x 2.53m)  
Kitchen - superb modern handle-less gloss base and wall units with granite worktops and peninsular breakfast bar sub dividing from Dining Room, integrated double oven and grill, induction hob and contemporary extractor hood above, inset sink with mixer tap, integrated microwave and wine cooler, integrated fridge/freezer. uPVC double glazed window overlooking rear of property, coved ceiling, inset spotlighting.

Dining Room - with sliding double glazed patio door leading onto rear patio, inset spot lighting, ladder style heated towel rail, dimmer switch.



Conservatory 10'9" x 10'5" (3.3m x 3.2m)

Laminated timber effect flooring, glazed roof and windows, French doors leading onto rear garden and patio area.

Utility Room 6'4" x 5'6" (1.95m x 1.7m)

Fitted granite worktops with space below and plumbing for automatic washing machine and space for dryer, storage area, built in cupboard housing central heating boiler which also benefits from a remote controlled Honeywell system, which allows control of central heating. uPVC double glazed door leading to side of property.

Home Office 16'1" x 7'10" (4.92m x 2.41m)

(former Garage)

A superb converted garage with French doors leading onto front garden area and driveway, radiator, bespoke shelving units, integrated beer fridge, TV point, worktop for home office, uPVC double glazed side personal door. This could also be used as an entertainment and TV room.

First Floor

Spacious landing.

Bedroom 1: Ensuite Bathroom 15'10" x 9'9" (4.85m x 2.98m)

uPVC double glazed window overlooking front of property, double panel radiator, TV point, built-in wardrobes with sliding mirror doors, coved ceiling.

En-suite Shower Room (1.94m x 1.75m); corner shower enclosure with glazed screens, concealed cistern w.c. vanity wash basin, uPVC double glazed window overlooking side, chrome heated towel rail.

Bedroom 2 11'2" x 10'11" (3.42m x 3.35m)

Coved ceiling, uPVC double glazed window overlooking front, radiator.

Bedroom 3 11'3" x 7'11" (3.43m x 2.42m)

Coved ceiling, uPVC double glazed window overlooking rear of property.



Bedroom 4 (currently used as dressing room) 8'5" x 6'9" (2.57m x 2.08m)

Fitted range of Hammond wardrobes and dressing table, radiator, coved ceiling, uPVC double glazed window overlooking rear.

Bathroom 7'0" x 5'6" (2.15m x 1.7m)

Contemporary suite comprising; panelled bath with shower above, shower screen, concealed cistern w.c. vanity wash basin, chrome ladder style heated towel rail, uPVC double glazed window overlooking rear of property.

Outside

Council Tax Band:

Conwy County Borough Council tax band E

Services

Mains water, electricity gas and drainage connected to the property.

Agents Note

Additional benefits include newly installed uPVC double glazed front windows and doors, a newly installed boiler (2025) with bluetooth connectivity, modern karndean flooring and well-maintained, fully landscaped gardens.

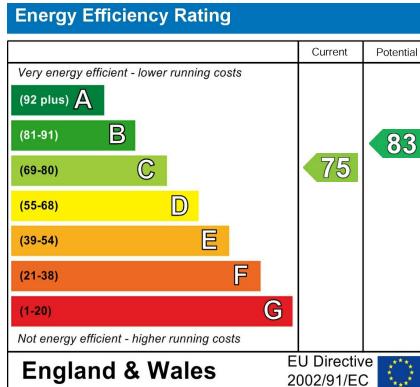
Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)

Proof Of Funds

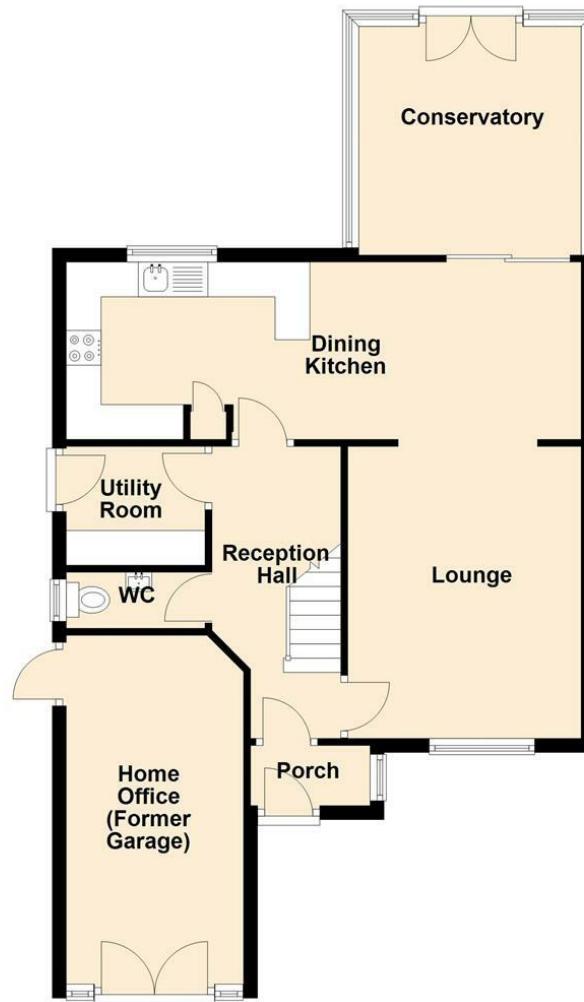
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**Ground Floor**



**First Floor**



## Iwan M Williams Estate Agents

5 Denbigh Street  
Llanrwst  
Conwy  
LL26 0LL

Tel: 01492 642551  
Email: [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>