

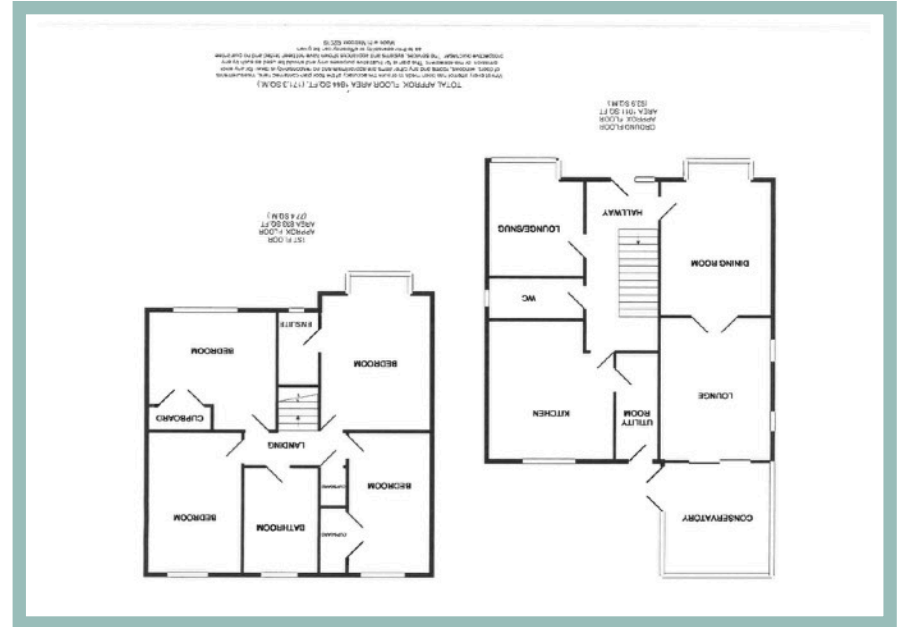
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries.

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Fletcher & Poole  
DIAMOND COLLECTION



14 Penrhyn Madoc  
Penrhyn Bay  
LL30 3LE

# A Spacious Four Bedroom Detached House Situated In A Sought After Location

## Description

A spacious four bedroom detached house situated in a sought after location close to the local amenities of Penrhyn Bay and Llandudno. The property sits in a prominent position at the end of the cul de sac and has a sunny south facing rear garden and is well worth viewing to appreciate the potential throughout. The accommodation downstairs in brief comprises of hallway, dining room with bay window and french doors into a generous lounge which leads into a large conservatory, kitchen/diner with modern fitted kitchen and integrated appliances, separate utility, second lounge/snug and w.c.

Upstairs there is a large master bedroom with ensuite, a further three double bedrooms and family bathroom. Outside the front garden is laid to lawn, to the side of the property there is a driveway with off road parking for three/four vehicles and access to a large double garage. The sunny south facing rear garden has a flagged patio area off the kitchen and conservatory, laid to lawn with borders containing mature shrubs and trees.

- ✓ SPACIOUS FOUR BEDROOM DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ FOUR LARGE DOUBLE BEDROOMS & TWO LOUNGES
- ✓ FITTED KITCHEN & SEPARATE UTILITY
- ✓ SUNNY SOUTH FACING REAR GARDEN
- ✓ OFF ROAD PARKING & DOUBLE GARAGE



## Lounge

4.30m x 3.84m (14'1" x 12'7")



## Kitchen/Diner

3.67m x 3.34m (12'1" x 11'0")

## Snug

3.63m x 2.46m (11'11" x 8'1")

## W.C.

2.46m x 0.92m (8'1" x 3'1")

## Dining Room

4.1m x 3.84m (13'6" x 12'7")

## Utility

2.25m x 1.41m (7'5" x 4'7")

## Conservatory

4.09m x 3.42m (13'5" x 11'3")

## Bedroom One

4.80m x 3.90m (15'9" x 12'10") Maximum

## Ensuite

2.27m x 1.87m (7'5" x 6'2")

## Bedroom Two

3.81m x 3.65m (12'6" x 12'0").

## Bedroom Three

3.54m x 2.76m (11'8" x 9'1") Maximum

## Bedroom Four

2.93m x 2.87m (9'8" x 9'5")

## Bathroom

2.15m x 1.90m (7'1" x 6'3")

## Garage

5.39m x 5.25m (17'8" x 17'3")

## Outside

To the front of the property it is laid to lawn with borders containing mature shrubs, to the side of the property there is a tarmac driveway with off road parking for approximately three vehicles, access to a double garage. A further lawned area surrounded by mature shrubs, side gate to access the rear.

The rear garden is south facing with a large flagged patio area off the kitchen and conservatory, fenced borders, laid to lawn with borders containing mature shrubs and trees all benefitting from hillside views.

## Location

The property is conveniently located in Penrhyn Bay close to the local shops and other amenities, close to a bus route and the golf course. The Victorian resort of Llandudno is approximately three miles distance.

## Directions

From our Rhos-on-Sea office turn towards the Promenade, turn left onto the Promenade, continue along pass the golf course onto Glan Y Mor Road, turn left onto Pendorlan Road and straight across at the crossroads onto Marine Road, go straight across at the mini roundabout take the second right turn, follow the road around to the left onto Penrhyn Madoc.

Council Tax Band: "G" (provided on [voa.gov.uk](http://voa.gov.uk))

Energy Performance Rating Band D

4 Bedroom  
Detached  
House

14 Penrhyn Madoc  
Penrhyn Bay  
LL30 3LE

**£329,950**

Reduced From £350,000

Reference Number: **RP3463**  
16/01/24

Fletcher & Poole,  
1A Penrhyn Avenue,  
Rhos-on-Sea, LL28 4PS

Registered Company  
Number 4687367

## Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

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email: [rhosonseas@fletcherpoole.com](mailto:rhosonseas@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

