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Fletcher & Poole



17 Plas Penrhyn
Penrhyn Bay
LL30 3EU

Four Bedroom Detached House Situated In A Sought After Residential Area

Description

A spacious four bedroom detached house situated close to the local amenities of Penrhyn Bay and Llandudno. The accommodation downstairs in brief comprises of hallway, spacious lounge with bay window and doors into a dining room with a door into a garden, kitchen with integrated appliances, separate utility and w.c. Upstairs there is a large master bedroom with ensuite, a further three double bedrooms and family bathroom. Outside to the front there is ample off road parking and access to a large double garage and to the rear is a large fenced and enclosed garden. Viewing is highly recommended to appreciate the convenient location and spacious accommodation the property has to offer.

- ✓ FOUR BEDROOM DETACHED HOUSE
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ WALKING DISTANCE OF GP SURGERY, SCHOOL & BUS STOP
- ✓ OFF ROAD PARKING & DOUBLE GARAGE
- ✓ NO CHAIN

Living Room

4.65m x 3.54m (15'3" x 11'8")



Kitchen

3.57m x 3.51m (11'9" x 11'6")



Utility Room

2.36m x 1.59m (7'9" x 5'3")

Dining Room

3.55m x 2.94m (11'8" x 9'8")

W.C.

1.93m x 1.21m (6'4" x 4'0")

Bedroom One

3.84m x 3.60m (12'7" x 11'10")



Ensuite

2.30m x 2.11m (7'7" x 6'11")

Bedroom Two

3.28m x 3.05m (10'9" x 10'0")

Bedroom Three

3.85m x 2.76m (12'8" x 9'1")

Bedroom Four

2.71m x 2.43m (8'11" x 8'0")

Bathroom

2.68m x 2.01m (8'10" x 6'7")

Garage

5.40m x 5.14m (17'9" x 16'11")

Location

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

Directions

From the Rhos-on-Sea office turn towards the Promenade, turn left onto the Promenade and continue past the golf course on the left, continue to the roundabout, take the second left turn onto Plas Penrhyn.

Council Tax Band: "F" (provided on www.voa.gov.uk)

Energy Performance Rating Band "D"

4 Bedroom
Detached
House

17 Plas Penrhyn
Penrhyn Bay
LL30 3EU

£349,950

Reference Number: RP3512
27/02/24

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:

tel: 01492 549178

email: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

