

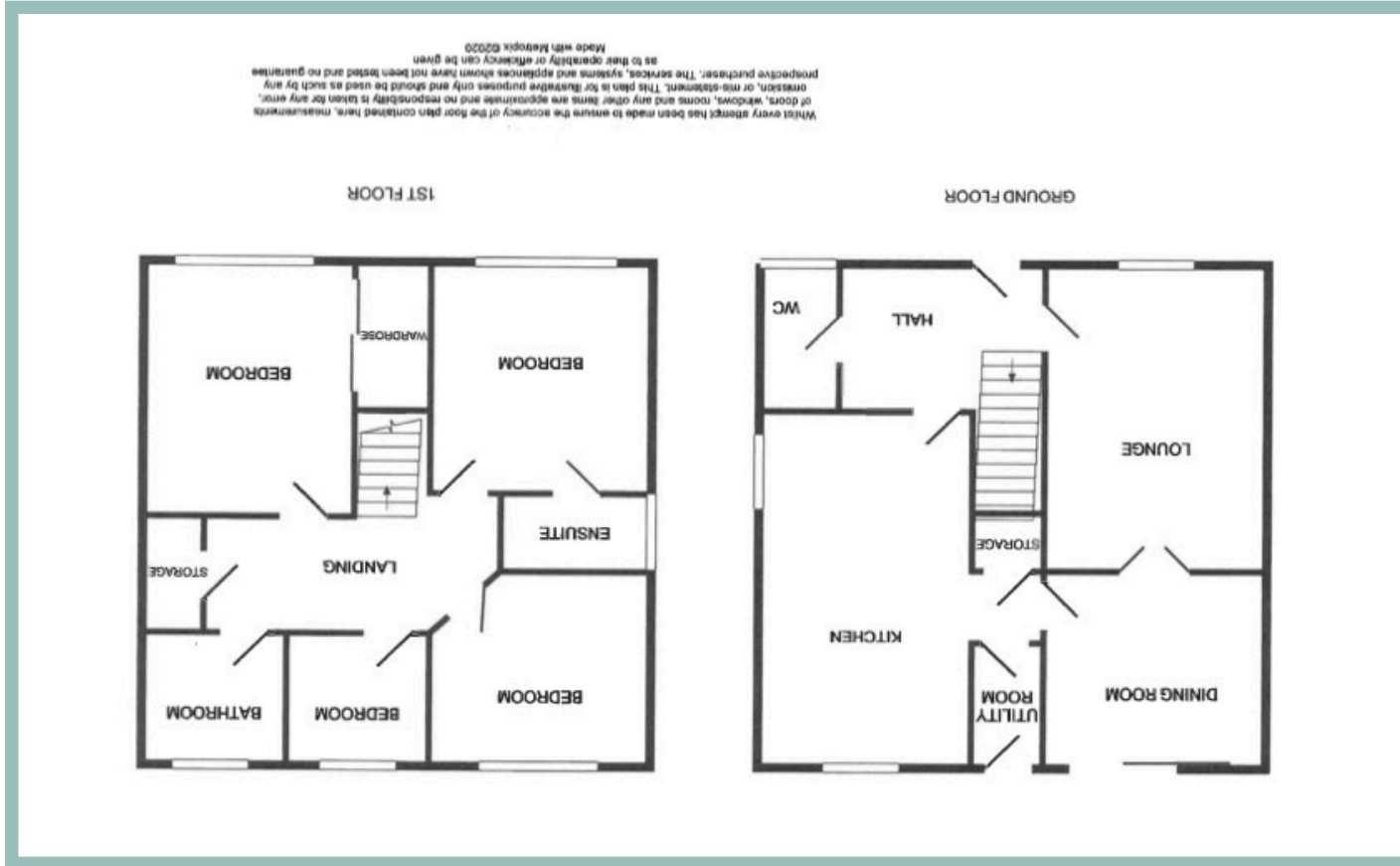
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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

[www.fletcherpoole.com](http://www.fletcherpoole.com)

Fletcher & Poole  
DIAMOND COLLECTION



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

## Description

Beautifully presented four bedroom detached house situated in a sought after residential area and close to the local shops and amenities of Penrhyn Bay and walking distance to the promenade and beach. Benefitting from being in a quiet cul de sac location, the property is well worth viewing to appreciate the location and presentation. The accommodation comprise of hall, w.c, good size lounge with french doors into the dining room and patio doors onto the garden, open plan kitchen/diner and utility room. To the first floor there are four bedrooms, the master with ensuite shower room and family bathroom. The property benefits from upvc double glazing and gas central heating throughout with NEST Thermostat. To the front of the property there is ample off road parking with a double garage. The rear garden is enclosed and landscaped and with a decked seating area which is an ideal area for outside entertaining. There is access around the side of the property to the front and to the double garage.

- ✓ BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOUSE
- ✓ SPACIOUS & WELL PLANNED ACCOMMODATION
- ✓ SITUATED IN A SOUGHT AFTER AREA
- ✓ QUIET CUL DE SAC LOCATION
- ✓ OFF ROAD PARKING & DOUBLE GARAGE



4 Bedroom  
Detached  
House

6 Rhys Evans Close  
Penrhyn Bay  
LL30 3FJ

**£378,950**

Reduced From £399,950

Reference Number: RP3599  
24/05/24

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

Registered Company  
Number 4687367

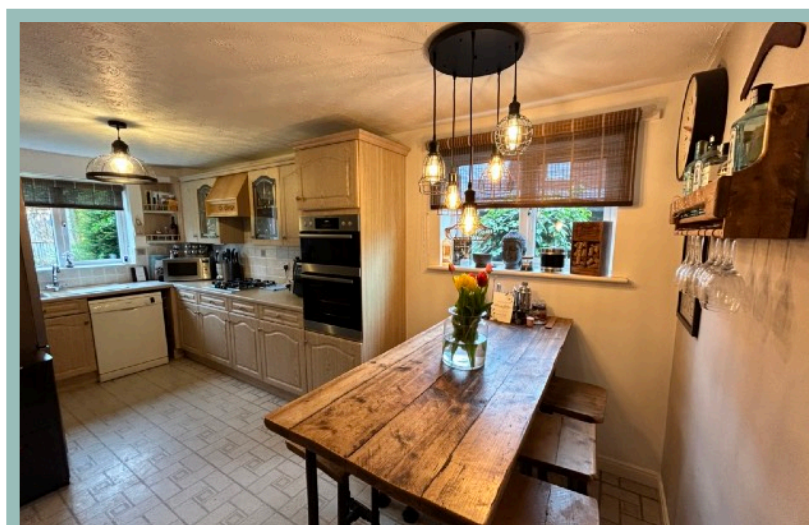
## Valuation

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  
m  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)





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### Lounge

4.93m x 3.59m (16'2" x 11'10")

### Cloakroom

1.76m x 1.26m (5'9" x 4'2")

### Utility

1.89m x 1.55m (6'3" x 5'1") Maximum

### Kitchen

5.22m x 3.70m (17'2" x 12'2") Maximum

### Dining Room

3.15m x 3.04m (10'4" x 10'0")

### Bedroom One

3.75m x 3.56m (12'4" x 11'8") Maximum

### Ensuite

2.35m x 0.99m (7'9" x 3'3") Maximum

### Bedroom Two

3.61m x 2.64m (11'10" x 8'8")

### Bedroom Three

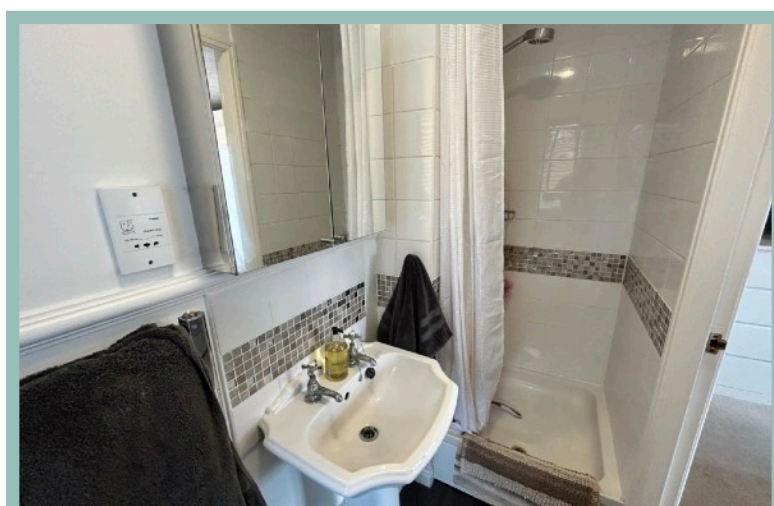
3.30m x 2.88m (10'10" x 9'5") Maximum

### Bedroom Four

2.68m x 2.38m (8'10" x 7'10")

### Bathroom

2.38m x 1.70m (11'3" x 5'6") Maximum



## Garage

## 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.

4 Bedroom  
Detached  
House

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Penrhyn Bay  
LL30 3FJ

**£378,950**

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## Directions

From our Rhos-on-Sea office turn towards the Promenade, turn left onto the Promenade, continue along Marine Drive, pass the golf course on the left, continue to the roundabout, take the second exit left onto Plas Penrhyn, take the fifth left onto Rhys Evans Close.

Council Tax Band F

Energy Performance Rating Band C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

