

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

Fletcher & Poole
DIAMOND COLLECTION



21 Rhys Evans Close
Penrhyn Bay
LL30 3FJ

Immaculately Presented Four Bedroom Detached House Situated In A Sought After Residential Area

Description

This immaculately presented four bedroom detached house must be viewed to not only appreciate the layout of the light and spacious accommodation but also the presentation and standard of finish as in the last 12 months the current vendors have under taken a high level of work and maintenance. This has included painting the exterior, new guttering around the conservatory, decorating the interior and workshop/gym, installing a remote-control gas fire in the lounge, a new Flavel range cooker, new shower and a new alarm system. A beautiful garden room has also been built which is fully insulated, double glazed and has 8 power points so could be used as a home office or just as a sanctuary.

The accommodation on the ground floor comprises of hallway, cloakroom with w.c., lounge, utility room, impressive modern and contemporary kitchen/diner with doors leading to the large conservatory overlooking the garden and with mountain views. To the first floor there are four bedrooms, three with wardrobes, the master with an ensuite and fitted wardrobes and a family bathroom. There is gas central heating, UPVC double glazing and an air-conditioning unit in the conservatory.

To the front of the property there is off road parking and access to a double garage. To the side and rear the garden is landscaped with stone paving, artificial grass, decked seating area and plants and shrubs. Steps lead down to a greenhouse and the workshop/gym.

- ✓ IMMACULATLY PRESENTED FOUR BEDROOM DETACHED HOUSE
- ✓ LIGHT AND SPACIOUS WELL MAINTAINED ACCOMMODATION INCLUDING LARGE CONSERVATORY AND NEW GARDEN ROOM
- ✓ MUST BE VIEWED TO APPRECIATE SIZE AND LAYOUT OF THE ROOMS AND THE STANDARD OF FINISH
- ✓ DETACHED DOUBLE GARAGE, OFF ROAD PARKING, WORKSHOP/GYM AND ENCLOSED REAR GARDEN WITH DECKED SEATING AREA AND MOUNTAIN VIEWS
- ✓ SITUATED AT THE END OF A CUL DE SAC IN A SOUGHT AFTER RESIDENTIAL AREA



4 Bedroom
Detached
House

21 Rhys Evans
Close
Penrhyn Bay
LL30 3FJ

£479,950

Reference Number: RP3695
28/08/24

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

Registered Company
Number 4687367

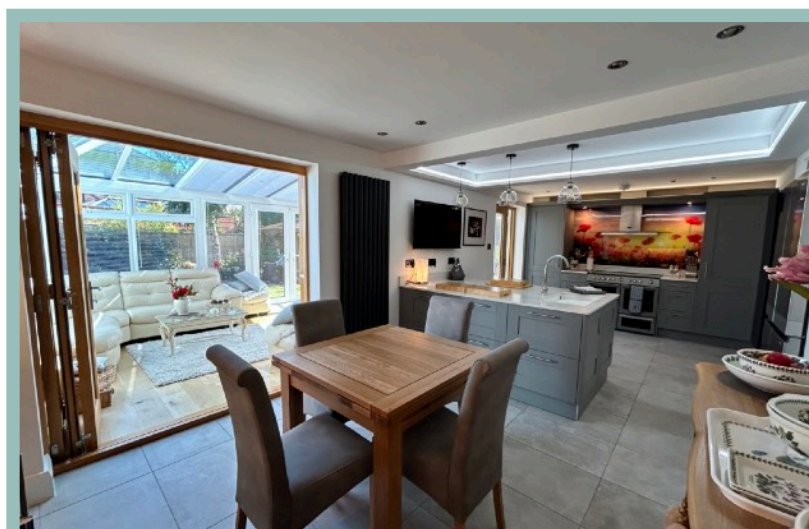
Valuation

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





4 Bedroom
Detached
House

21 Rhys Evans
Close
Penrhyn Bay
LL30 3FJ
£479,950

Reference Number: **RP3695**
28/08/24

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: rhosonseafletcherpoole.com
web: www.fletcherpoole.com



Lounge

4.97m x 3.60m (16'4" x 11'10")

Cloakroom

1.71m x 1.24m (5'8" x 4'1")

Utility

1.92m x 1.24m (6'4" x 4'1")

Kitchen/Diner

7.46m x 3.06m (24'6" x 10'0")

Conservatory

7.24m x 3.54m (23'9" x 11'8")

Bedroom One

4.04m x 2.97m (13'3" x 9'9") Maximum

Ensuite

2.33m x 1.16m (7'8" x 3'10")

Bedroom Two

3.62m x 2.63m (11'11" x 8'8")

Bedroom Three

3.32m x 2.94m (10'11" x 9'8")

Bedroom Four

2.66m x 2.36m (8'9" x 7'9")

Bathroom

3.43m x 1.67m (11'3" x 5'6")



Double Garage

5.26m x 5.18m (17'3" x 17'0")

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 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

4 Bedroom
Detached
House

21 Rhys Evans
Close
Penrhyn Bay
LL30 3FJ

£479,950

Reference Number: RP3695
28/08/24

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

