

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. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



94 Penrhyn Beach East
Penrhyn Bay
LL30 3RW



Immaculately Presented Four Bedroom Detached Bungalow With Uninterrupted Sea & Coastal Views

Description

This immaculately presented four bedroom detached bungalow is situated in the sought after Penrhyn Beach East area directly on the coast and with uninterrupted sea and coastal views. Refurbished throughout over the last five years including the electrics, heating system and windows, the interior is modern and contemporary and includes a spacious lounge and open plan kitchen/diner that take in those stunning views and have direct access onto the garden. Outside there is ample off road parking to the front and a garage. The rear garden is laid to lawn with a paved seating area directly outside the property. Steps lead down to the beach and half way down there is a decked seating area with glass balustrade where you can relax and enjoy the views. The accommodation comprises of hallway, double aspect lounge, open plan kitchen/diner with integrated appliances and breakfast bar, utility room, four bedrooms and good size family bathroom. The light and spacious master bedroom has a dressing area, range of fitted wardrobes and units and ensuite shower room. There is UPVC double glazing and gas central heating.

- ✓ IMMACULATELY PRESENTED FOUR BEDROOM DETACHED BUNGALOW
- ✓ SITUATED IN THE SOUGHT AFTER PENRHYN BEACH EAST AREA WITH UNINTERRUPTED SEA AND COASTAL VIEWS
- ✓ REFURBISHED THROUGHOUT IN THE LAST FIVE YEARS & AN OPEN PLAN KITCHEN/ DINER CREATED WITH DIRECT ACCESS TO GARDEN
- ✓ CLOSE TO AMENITIES & ANGEL BAY
- ✓ GARAGE, AMPLE OFF ROAD PARKING & REAR GARDEN WITH DECKED SEATING AREA & ACCESS DOWN TO BEACH
- ✓ NO CHAIN



4 Bedroom
Detached
Bungalow

94 Penrhyn Beach
East
Penrhyn Bay
LL30 3RW

£725,000

NO CHAIN

Reference Number: RP3696

2/09/2024

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





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Lounge
5.97m x 4.75m (19'7" x 15'7")
Kitchen/Diner
7.54m x 4.13m (24'9" x 13'7")
Utility
1.98m x 1.29m (6'6" x 4'3")
Bedroom One
4.15m x 4.06m (13'7" x 13'4")
Dressing Room Area
2.96m x 1.38m (9'9" x 4'6")
Ensuite
1.98m x 1.93m (6'6"x 6'4")
Bedroom Two
3.15m x 3.56m (10'4" x 11'8")
Bedroom Three
3.15m x 3.48m (10'4" x 11'5")
Bedroom Four
2.46m x 1.98m (8'1" x 6'6")
Bathroom
1.98m x 2.71m (6'6" x 8'11")



Garage

6.30m x 3.78m (20’8” x 12’5”)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 the Rhos On Sea office turn towards the Promenade, turn left onto the promenade, continue along this road merging onto Glan Y Mor Road, turn right onto Beach Drive, turn right at the T Junction and follow the road round where No 94 can be found on the right.

Council Tax Band: “H” (provided on voa.gov.uk)

Energy Performance Rating Band C

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