

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.

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

**Fletcher & Poole**  
DIAMOND COLLECTION



63 Llandudno Road  
Penrhyn Bay  
LL30 3HN

# Superb Detached Art Deco Home With Fantastic Roof Terrace With Sun Room & Breathtaking Views

## Description

This fabulous Art Deco detached home not only retains original features but has been tastefully decorated with exquisite detail to reflect the 1930's Art Deco period, testament to its current and former owners even Charles Rennie Mackintosh himself would approve! A curved driveway provides off road parking for a number of vehicles, the wrought iron fencing appears to be the original Art Deco styling, palm trees to the front of the property evoke Hollywood and Miami in the 1930's, the garage is split into three parts and rear gardens have flower beds, mature trees and shrubs. Inside the property it is apparent as soon as you enter the hallway the amount of thought, effort and love that has gone into the new decoration and upkeep of the original features including doors and windows, the curved walls and windows add to the character.

To the ground floor there is an entrance porch, L-shape hallway, interchangeable separate living room and dining room, spacious breakfast kitchen with utility area and cloak room, there is a staircase with stunning windows and sun roof light to the landing area there is also a good sized storage cupboard, the four bedrooms are well proportioned with the smallest easily able to fit a double bed and bedroom furniture, the master bedroom benefits from a tiled enclosed shower and wash area, the modern shower room and WC are separate, a staircase off the landing leads to the roof sun room which could double as a fifth bedroom with double doors off to the roof terrace spreading the entire roof area and affording spectacular far reaching views of the mountains and the coastline beyond.

The property is situated in a most popular and convenient residential location ideal for road links, schools, shops and other local amenities, a short distance from the coast and beach, Rhos On Sea and Llandudno.

- ✓ SUPERB DETACHED ART DECO HOME
- ✓ BRIGHT & SPACIOUS ACCOMMODATION THROUGHOUT
- ✓ DECORATED SYMPATHETICALLY TO AN ART DECO STANDARD
- ✓ FANTASTIC ROOF TERRACE WITH SUN ROOM & BREATHTAKING VIEWS
- ✓ LARGE DRIVEWAY WITH GARAGE & REAR GARDENS
- ✓ NO CHAIN



4 Bedroom  
Detached  
House

63 Llandudno Road  
Penrhyn Bay  
LL30 3HN

**£449,950**

Reference Number: RP3717  
13/09/24

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

Registered Company  
Number 4687367

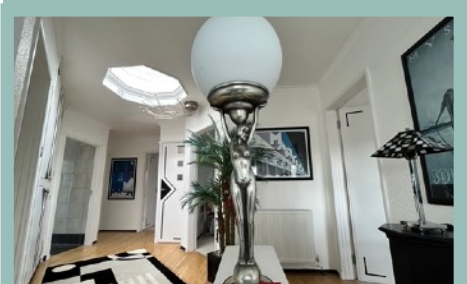
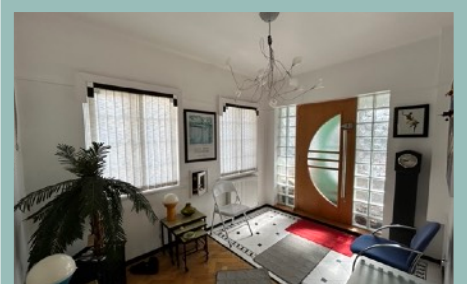
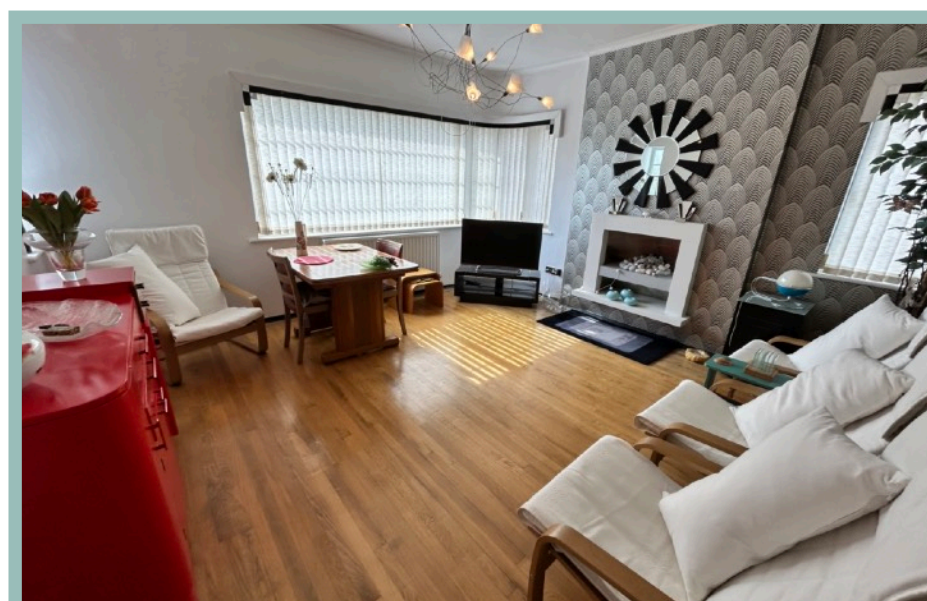
## Valuation

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





## 4 Bedroom Detached House

63 Llandudno Road  
Penrhyn Bay  
LL30 3HN

**£449,950**

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### Lounge

23'8" x 23'3" (7.20m x 7.10m)

### Kitchen

8'12" x 12'9" (2.50m x 3.90m)

### Master Bedroom

23'4" x 23'7" (7.10m x 7.20m)

### Ensuite

6'10" x 5'7" (2.10m x 1.70m)

### Bedroom Two

23'9" x 11'10" (7.20m x 3.60m)

### Bedroom Three

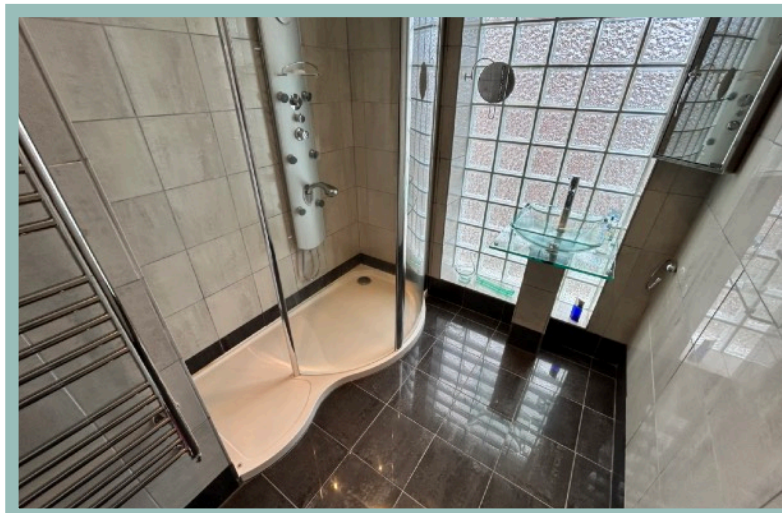
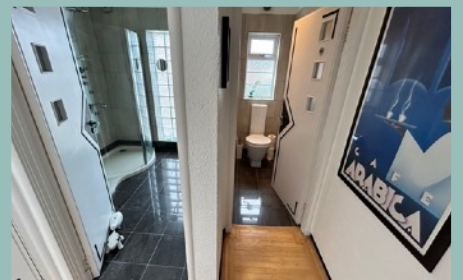
12'11" x 14'9" (3.90m x 4.50m)

### Bathroom

10'3" x 6'1" (3.10m x 1.90m)

### Store

6'11" x 10'5" (2.10m x 3.20m)



## 4 Bedroom Detached House

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## Location

The property is located in the popular area of Penrhyn Bay. Within easy reach of Llandudno and close to the popular seaside resort town of Rhos On Sea. Walking distance to the beach and all local amenities.

## Directions

From the Rhos On Sea office turn right towards the Promenade and left onto the Promenade, continue along this road merging onto Glan Y Mor Road, take the 2nd left after the golf course onto Pendorlan Road, continue to the roundabout and take the third exit onto Llandudno Road.

Council Tax Band F

Energy Performance Rating Band E

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

