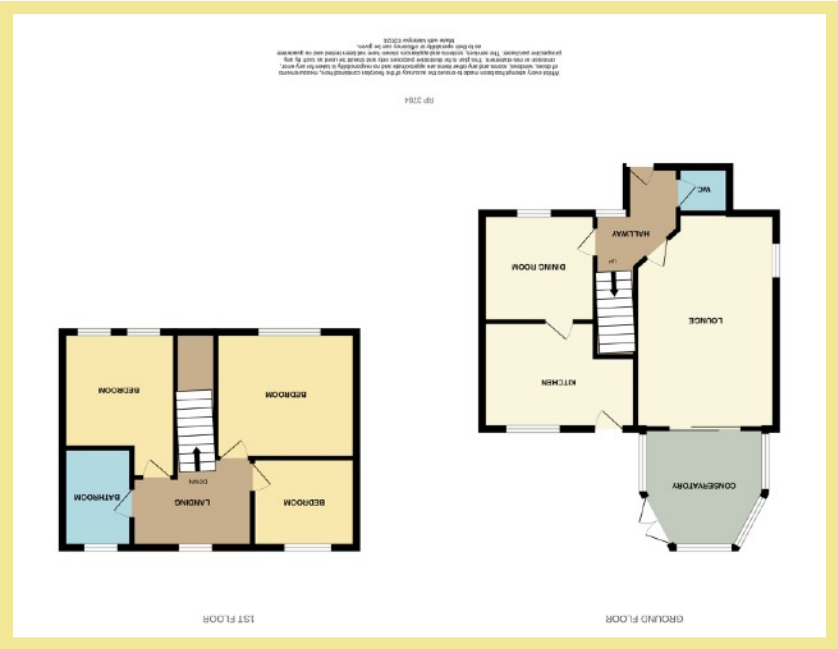


We endeavor to  
our sales details  
accurate and  
reliable but they  
should not be relied  
statements or

make  
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Fletcher & Poole



23 Plas Tudno  
Penrhyn Bay  
LL30 3ER



# Immaculately Presented Three Bedroom Detached House Situated In A Sought After Location

## Description

Nestled in a quiet and sought-after cul-de-sac, this beautifully presented three-bedroom detached house is well maintained, spacious and perfectly positioned for schools, local amenities, bus routes making it an ideal family home. The property benefits from combi boiler under two years old, new carpets throughout, new bathrooms, tastefully decorated throughout, UPVC windows and gas central heating. Viewing is highly recommended to fully appreciate all this home has to offer. The property accommodation comprises of: Entrance hallway, downstairs wc, lounge which leads into the conservatory, dining room, kitchen, landing, three bedrooms, bedroom one and two with fitted wardrobes and family bathroom. Lawned front garden, driveway offering ample off-road parking, detached garage with power and electric, private rear garden with a patio and lawned area.

- ✓ IMMACULATELY PRESENTED THREE BEDROOM DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ IDEAL LOCATION FOR SCHOOLS
- ✓ OFF ROAD PARKING & GARAGE
- ✓ OPTION TO PURCHASE FURNITURE
- ✓ NO CHAIN

## Hallway

6'6" x 14'11" (1.98m x 4.54m)

## Lounge

11'0" x 16'11" (3.35m x 5.15m)



## Kitchen

12'0" x 8'5" (3.66m x 2.56m)



## W.C.

4'0" x 4'3" (1.22m x 1.30m)

## Conservatory

9'7" x 9'4" (2.92m x 2.84m)

## Dining Room

8'11" x 8'6" (2.70m x 2.59m)

## Landing

9'6" x 16'11" (2.88m x 5.15m)

## Bedroom One

11'0" x 9'11" (3.35m x 3.01m)



## Bedroom Two

8'11" x 11'5" (2.70m x 3.47m)

## Bedroom Three

8'1" x 7'1" (2.47m x 2.14m)

## Bathroom

5'6"x 7'10" (1.66m x 2.38m)



## Location

The property is conveniently located in Penrhyn Bay close to the local shops, schools, doctors and other amenities. Llandudno is approximately 3 miles away. Positioned well for bus routes.

## Directions

From our Rhos on Sea office turn towards the Promenade. Turn left onto Marine Drive, follow the road into Penrhyn Bay, at the roundabout take the 2nd exit into Plas Penrhyn, follow the road and take the 4th left onto Plas Tudno.

Council Tax Band: "E" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Performance Rating Band D

## 3 Bedroom Detached House

23 Plas Tudno  
Penrhyn Bay  
LL30 3ER

£309,950

Reference Number:RP3784  
12/11/24

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)

