

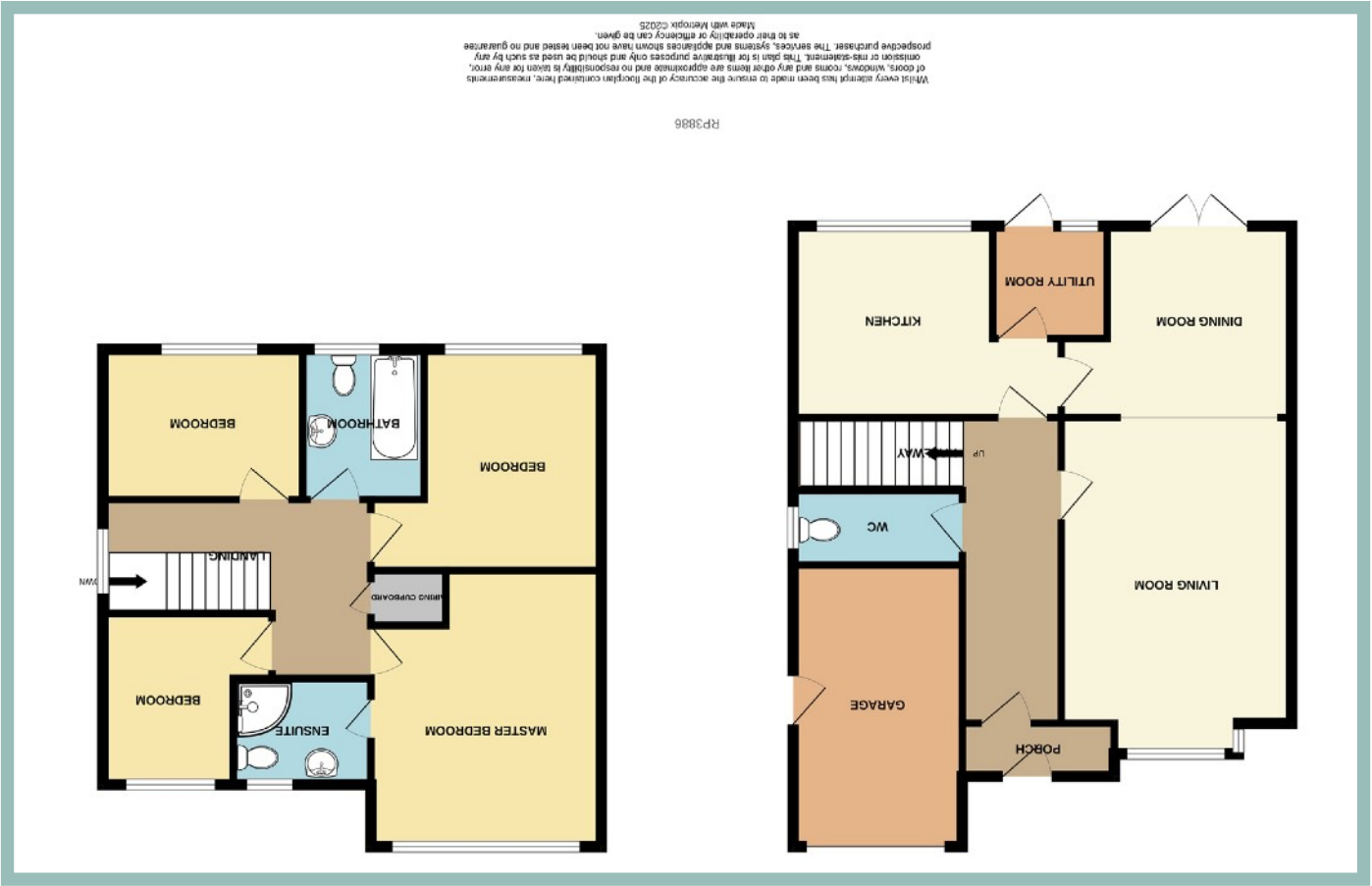
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



34 Plas Penrhyn
Penrhyn Bay
LL30 3EU

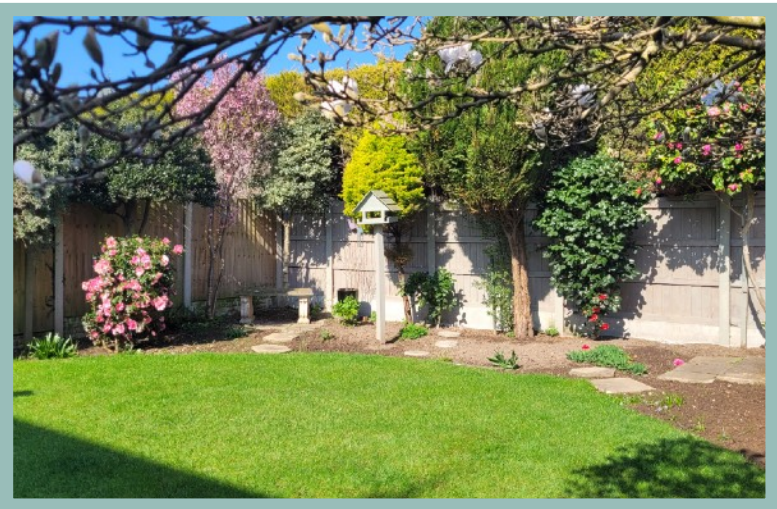
Well Presented Four Bedroom Detached Family Home Situated In A Highly Desirable Residential Area

Description

This well presented four bedroom detached family home is situated in the highly desirable residential area of Penrhyn Bay. Walking distance to the local shops, schools, promenade & beach and a short drive to both Llandudno and Rhos on Sea. The property has been refurbished by the current owners including new upvc double glazed windows, patio doors, redecoration and new carpets and flooring. Comprises of:- Entrance porch, hallway, cloakroom, light & spacious lounge with box bay window, dining area with new french doors out onto the patio and garden, kitchen and utility room also with access to the garden. Stairs leading to the first floor where there is a master bedroom with a range of fitted wardrobes and new ensuite shower room, a further three bedrooms. Family bathroom which has been upgraded to include a new shower, screen, full and part tiled, flooring, down lighting. The rear large, private enclosed garden is laid to lawn with a paved patio seating area, ornamental fish pond and well established plants & shrubs. Outside front garden with lawn and driveway with off road parking for two cars leading to a single garage with power and access from the front and side, outside lighting. The property benefits from UPVC double glazing and gas central heating throughout with the boiler being only 4 years old. The roof has been chemically soft cleaned.

Viewing is highly recommended to appreciate the well planned family home on offer in this highly desirable location.

- ✓ WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME IN A HIGHLY DESIRABLE AREA
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH
- ✓ FOUR DOUBLE BEDROOMS
- ✓ LARGE PRIVATE ENCLOSED REAR GARDEN WITH PAVED PATIO SEATING AREA & ORNAMENTAL FISH POND
- ✓ GARAGE
- ✓ DRIVEWAY WITH OFF ROAD PARKING FOR 2 VEHICLES



4 Bedroom
Detached
House

34 Plas Penrhyn
Penrhyn Bay
LL30 3EU

£374,950

Reference Number: RP3886
21/03/25

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

Registered Company
Number 4687367

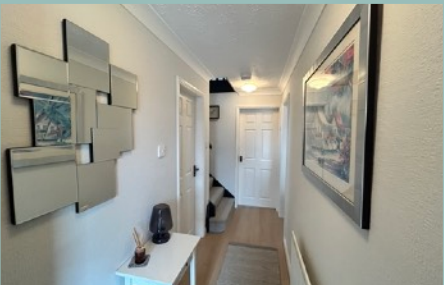
Valuation

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com





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Lounge
5.55m x 3.76m (18'2" x 12'4")

Dining Area
3.41m x 3.17m (11'2" x 10'5")

Kitchen
4.17m x 4.03m (13'8" x 13'3")

Utility
2.09m x 1.55m (6'10" x 5'1")

Cloakroom
2.77m x 0.99m (9'1" x 9'9")

Master Bedroom
3.80m x 3.53m (12'6" x 11'7")

Ensuite
2.46m x 1.77m (8'1"x 5'10")

Bedroom Two
3.64m x 3.48m (11'11" x 11'5")

Bedroom Three
2.55m x 2.50m (8'5" x 8'3")

Bedroom Four
3.02m x 2.58m (9'11" x 8'6")

Bathroom
2.66m x 1.92m (8'9" x 6'4")



Garage

4.93m x 2.80m (16'2" x 9'2")

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.

Council Tax Band F

Energy Performance Rating Band D

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