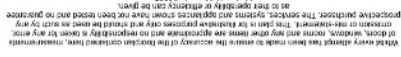


[www.fletcherpoole.com](http://www.fletcherpoole.com)



# Beautifully Presented Four Bedroom Detached Family Home Situated In A Sought After Location

## Description

A beautifully presented four bedroom detached family home situated in the sought after area of Penrhyn Bay in a quiet cul de sac. Walking distance to the local shops, schools including Creuddyn and Glanwydden, promenade, beach & Angel Bay. The property has been refurbished by the current owners to create a light and spacious modern feeling throughout. The accommodation on the ground floor comprises of:- Entrance hall, cloakroom, large lounge with doors into the conservatory, modern open plan kitchen/diner, utility room with access into the garden. To the first floor off the landing there is the Master bedroom with storage area and ensuite shower room with underfloor heating, a further three double bedrooms and family bathroom. Outside to the front is a driveway with parking for numerous vehicles. The private south facing landscaped rear garden is enclosed with fenced borders, laid to artificial lawn for low maintenance, a beautiful composite decked patio area which is an ideal spot for outside dining and entertaining and play area. Access into the garden studio (converted double garage) which is currently used as a photography studio with custom sized patio sliding doors and full power with loft space. This is an ideal space to run a business from home. The property benefits from UPVC double glazing and gas central heating throughout. Refurbishments made by the current owners include:- Full re-wire, new boiler, new UPVC double glazing and composite front door, full internal redecoration, landscaping in the garden with composite decking and lighting, double garage conversion into studio. Viewing is highly recommended to appreciate the modern open plan layout and convenient sought after location this modern family home has to offer.

WHAT THE OWNERS SAY ABOUT THEIR FAMILY HOME  
“We love the peace and quiet, the feeling of safety from the close-knit community that our family home offers. Our favourite part of the house is the private south facing garden which benefits from the sun all day in Summertime and is where we have enjoyed many pool days and summer evenings with the children. This is what we will miss the most but we will always have the beautiful memories we have made here as a family bringing up our children”

- ✓ BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH
- ✓ GARDEN STUDIO-AN IDEAL SPACE TO RUN A BUSINESS FROM HOME
- ✓ LARGE OPEN PLAN KITCHEN/ DINER
- ✓ ENCLOSED LANDSCAPED GARDEN WITH COMPOSITE DECKED PATIO AREA
- ✓ OFF ROAD PARKING
- ✓ SITUATED IN A SOUGHT AFTER LOCATION

4 Bedroom  
Detached  
House

7 Maes Y Wennol  
Penrhyn Bay  
LL30 3ET  
**£449,950**  
Reduced From £469,950  
*Reference Number: RP3875  
4/03/25*

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





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### Hallway

1.78m x 1.36m (5'10" x 4'6")

### Cloakroom

1.64m x 1.19m (5'5" x 3'11")

### Lounge

6.21m x 3.54m (20'5" x 11'7")

### Kitchen/Diner

6.03m x 4.96m (19'9" x 16'3")

### Utility Room

2.54m x 1.62m (8'4" x 5'4")

### Conservatory

3.64m x 3.46m (11'11" x 11'4")

### Garden Studio

5.43m x 5.24m (17'10" x 17'2")

### Master Bedroom

3.61m x 3.44m (11'10" x 11'4")

### Ensuite

2.83m x 1.61m (9'3" x 5'4")

### Bedroom Two

4.01m x 2.77m (13'2" x 9'1")

### Bedroom Three

3.40m x 3.06m (11'2" x 10'0")

### Bedroom Four

2.73m x 2.59m (9'0" x 8'6")

### Bathroom

2.16m x 1.71m (7'1" x 5'8")



**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 and Maes Y Wennol is the second turning on the right.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Council Tax Band F

Energy Performance Rating Band C

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