

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.

Fletcher & Poole  
DIAMOND COLLECTION



www.fletcherpoole.com



86 Penrhyn Beach East  
Penrhyn Bay  
LL30 3RW





# STUNNING FOUR BEDROOM DETACHED BUNGALOW ON A PRIME SEAFRONT LOCATION WITH UNINTERRUPTED SEA & COASTLINE VIEWS AND DIRECT ACCESS ONTO THE BEACH

## Description

Situated on the highly desirable Penrhyn Beach East in a prime seafront location with uninterrupted sea and coastline views this stunning four bedroom detached bungalow is fabulous inside & out.

With a light, spacious, modern contemporary interior the centre point is the open plan lounge/kitchen/diner which is a wonderful entertaining space with a feature log burner, engineered oak flooring and ceramic tiling to the kitchen area.

This beautiful kitchen has integrated Neff appliances, quartz worktops and a central island with hob, utility room and cloakroom.

Bi-fold doors open onto the garden terrace making it an indoor/outdoor space for those summer days & nights taking in the stunning coastal views, sunrises and sunsets.

Entering the property through the glazed porch into the l-shaped hallway with good sized built-in storage, access into the integrated double garage with electric roller doors and Anderson EV Charger.

Off the hallway there are three double bedrooms one of which has an ensuite shower room and a family bathroom.

The beautiful master suite is situated at the rear with bifold doors onto the garden terrace with those stunning views, ensuite bathroom with walk-in shower and separate bath and a walk-in dressing room.

To the front there is substantial off road parking on the block paved driveway and access into the double garage.

The rear enclosed garden is lawned with paved terrace, garden office/summerhouse, composite decked seating area with glass balustrade balcony overlooking the tiered gardens which lead down to the beachfront.

Walking distance to the local shops, schools, promenade & Angel Bay. A short drive to both Llandudno & Colwyn Bay.  
With underfloor heating, UPVC glazed windows and gas central heating throughout.  
Remote control electric blinds to the rear windows  
\*CCTV monitoring system controlled via PC and APP  
\*10KW photovoltaic solar panels with 9.5kw storage battery controlled by an APP which reduces utility bills  
Viewing is essential to appreciate this stunning home and its prime beachfront location.

- ✓ STUNNING FOUR BEDROOM DETACHED BUNGALOW WITH DIRECT ACCESS TO THE BEACH
- ✓ PRIME SEAFRONT LOCATION WITH UNINTERRUPTED SEA & COASTLINE VIEWS
- ✓ OPEN PLAN LOUNGE/KITCHEN/DINER WITH BIFOLD DOORS ONTO THE GARDEN TERRACE
- ✓ MASTER SUITE WITH WALK-IN DRESSING ROOM AND ENSUITE BATHROOM
- ✓ GARDEN OFFICE/SUMMER HOUSE
- ✓ SUBSTANTIAL OFF ROAD PARKING
- ✓ INTEGRAL DOUBLE GARAGE WITH ELECTRIC DOORS AND EV CHARGER
- ✓ SITUATED ON THE HIGHLY DESIRABLE PENRHYN BEACH EAST
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS & PROMENADE
- ✓ NO CHAIN

4 Bedroom  
Detached  
Bungalow

86 Penrhyn Beach  
East  
Penrhyn Bay  
LL30 3RW

£989,000

NO CHAIN

Reference Number: RP3961  
13/05/2025

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







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### Porch

2.57m x 1.56m (8'5" x 5'1")

### Lounge/Kitchen/Diner

8.35m x 7.75m (27'5" x 25'5")

### Utility Room

3.10m x 2.18m (10'2" x 7'2")

### Cloakroom

2.10m x 0.86m (6'11" x 2'10")

### Master Suite Bedroom One

4.66m x 3.77m (15'4" x 12'5")

### Ensuite

3.26m x 1.89m (10'9" x 6'3")

### Walk In Dressing Room

2.63m x 2.09m (8'8" x 6'10")

### Bedroom Two

4.23m x 3.15m (13'11" x 10'4")

### Ensuite

4.23m x 2.00m (13'11" x 6'7")

### Bedroom Three

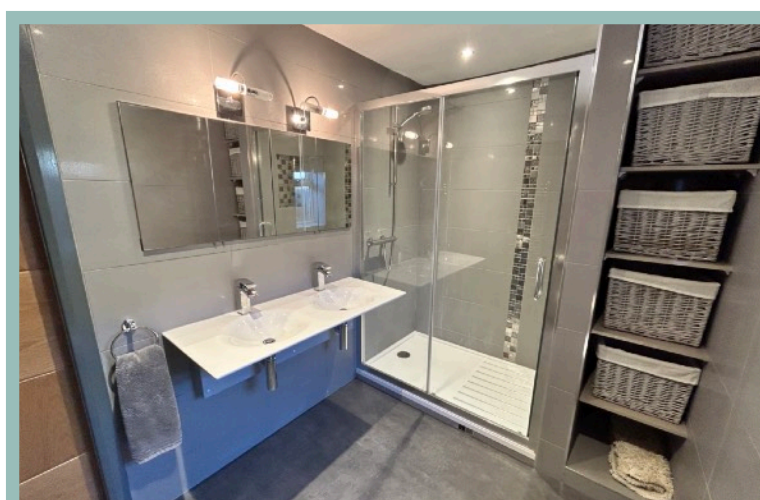
4.06m x 3.24m (13'4" x 10'8")

### Bedroom Four

4.06m x 2.53m (13'4" x 8'4")

### Bathroom

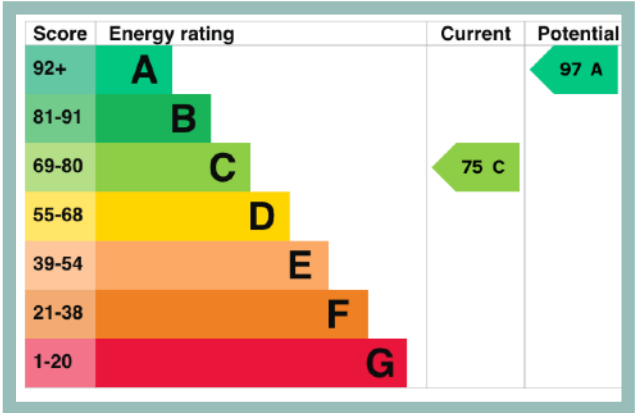
2.56m x 2.54m (8'5" x 8'4")





Double Garage

5.46m x 5.44m (17’11” x 17’10”)



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 86 can be found on the right.

Council Tax Band: “H” (provided on [voa.gov.uk](http://voa.gov.uk))

Energy Performance Rating Band C

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