

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.

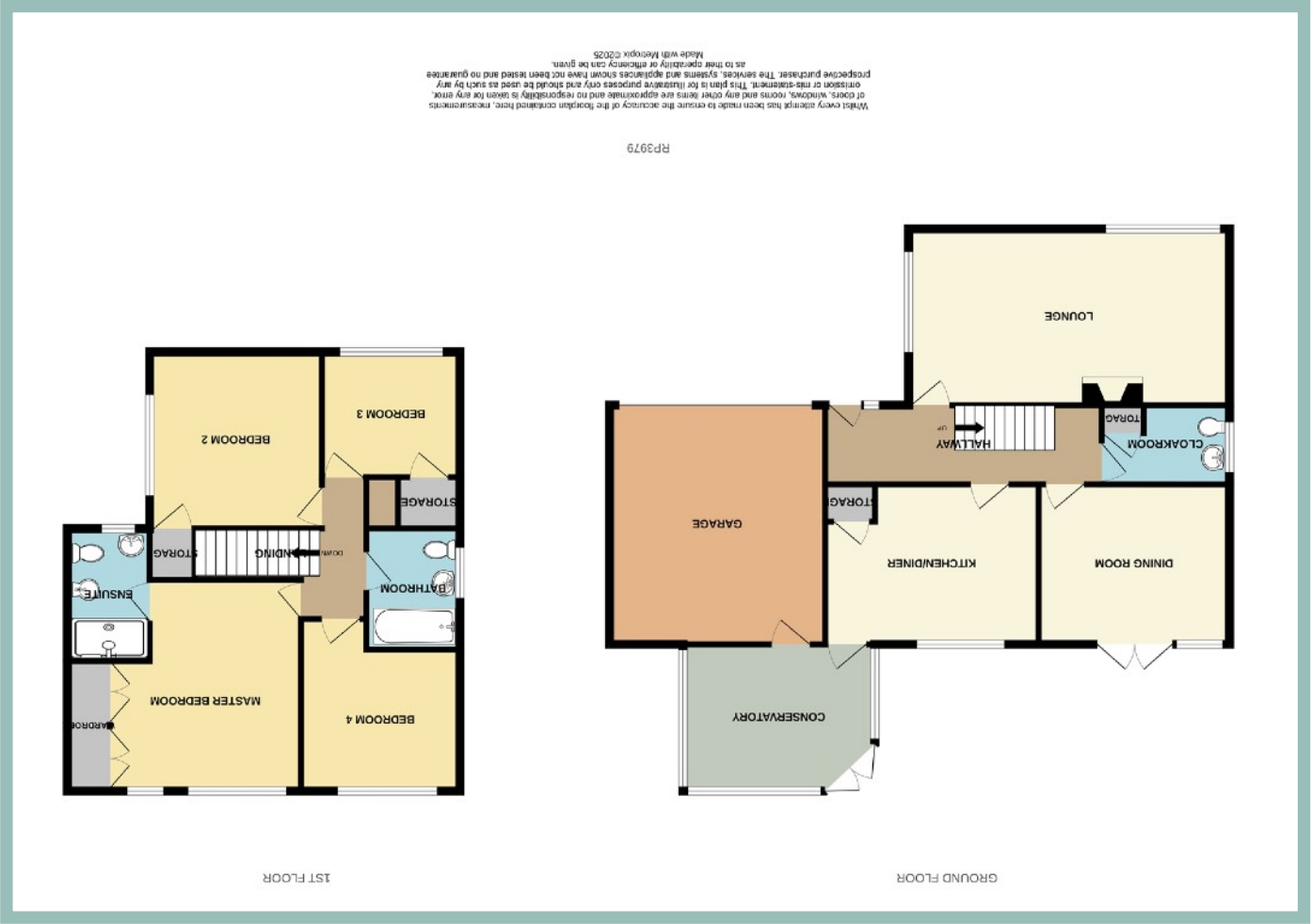
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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



7 Traeth Penrhyn
Penrhyn Bay
LL30 3RN

SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE PENRHYN BEACH DEVELOPMENT, STEPS AWAY FROM THE BEACH

Description

Situated on the highly desirable Penrhyn Beach development this four bedroom detached family home offers a wealth of space inside & out. Steps away from the beach and walking distance to the local shops, schools, promenade & Angel Bay. A short drive to both Llandudno & Rhos on Sea. Occupying a large corner plot with wrap around lawned gardens to the front, substantial off road parking on the new extensive resin driveway (installed this year), an integral double garage with electric doors and boarded loft area, there is additional outside space both sides of the property behind timber gates, large enough for a motorhome/and or boat & trailer. There is a lovely rear enclosed garden which is paved for low maintenance with fenced borders which offers patio seating areas ideal for outside dining & entertaining. This family home comprises of:- Entrance hallway, double aspect light and spacious lounge at the front with fireplace, dining room with French doors out onto the garden terrace, cloakroom, kitchen/diner with Neff/Bosch integrated appliances including:-double oven, ceramic hob, warming drawer, fridge & dishwasher. Door leading into the conservatory/Utility space where the integrated washing machine & tumble dryer are found and access into the double garage which has power, electric doors and loft space. Porcelain tiles flow throughout the ground floor. Stairs lead from the hall to the first floor where the large Master bedroom has a range of fitted wardrobes and ensuite shower room, There are a further three bedrooms, two with fitted wardrobes and a family bathroom. All 12 internal doors are solid oak. There are stunning views over the sea & coastline from the bedrooms at the front and to the rear over the Little Orme.

The loft is boarded.

Benefitting from gas central heating and UPVC double glazed windows throughout. Full optical Fibre broadband 500 with download speed 500mb/s. UHF TV points in the lounge, kitchen, conservatory and three bedrooms. UHF TV aerial fitted with 6-way amp in the indoor loft space. Telephone landline via copper wires still in place with two 4-way landline phones in use.

It is highly recommended to view this family home to appreciate the spacious accommodation, substantial off road parking and fabulous location it offers.

- ✓ SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME
- ✓ SITUATED ON THE HIGHLY DESIRABLE PENRHYN BEACH DEVELOPMENT
- ✓ STEPS AWAY FROM THE BEACH & WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS & PROMENADE
- ✓ SUBSTANTIAL OFF ROAD PARKING ON THE NEW RESIN DRIVEWAY
- ✓ INTEGRAL DOUBLE GARAGE WITH ELECTRIC DOORS
- ✓ LARGE ENCLOSED REAR GARDEN TERRACE, PAVED FOR LOW MAINTENANCE
- ✓ OCCUPYING A LARGE CORNER PLOT WITH WRAP AROUND LAWNS
- ✓ STUNNING VIEWS OVER THE SEA & COASTLINE FROM THE UPSTAIRS

4 Bedroom
Detached
House

7 Traeth Penrhyn
Penrhyn Bay
LL30 3RN

£549,950

Reference Number: RP3979
29/05/2025

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

Registered Company
Number 4687367

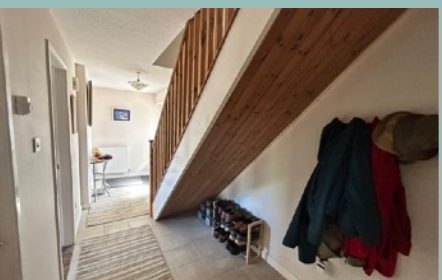
Valuation

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.com
web: www.fletcherpoole.com





Lounge
6.43m x 3.51m (21'1" x 11'6")

Kitchen
4.26m x 3.18m (14'0" x 10'5")

Dining Room
3.83m x 3.20m (12'7" x 10'6")

Conservatory
3.83m x 2.96m (12'7" x 9'9")

Cloakroom
2.58m x 1.61m (8'6" x 5'4")

Master Bedroom
4.69m x 4.23m (15'5" x 13'11")

Ensuite
2.65m x 1.69m (8'9" x 5'7")

Bedroom Two
3.51m x 3.43m (11'6" x 11'3")

Bedroom Three
2.86m x 2.62m (9'5" x 8'7")

Bedroom Four
2.84m x 2.61m (9'4" x 8'7")

Bathroom
2.42m x 1.73m (8'0" x 5'8")



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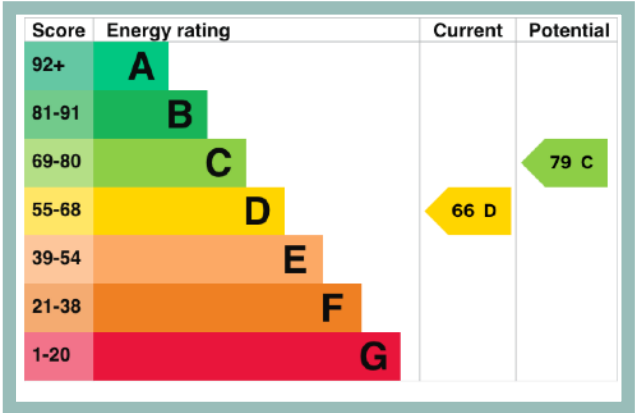
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m
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Garage

4.87m x 4.33m (16'0" x 14'3")



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 left onto the promenade, continue along this road passing the golf course on the left, turn right onto Penrhyn Beach Estate, turn left onto Penrhyn Beach West, turn right onto Traeth Penrhyn

NB APPROXIMATE GROSS INTERNAL AREA IS 1786 SQ FT

Council Tax Band: "F" (provided on voa.gov.uk)

Energy Performance Rating Band D

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Detached
House

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