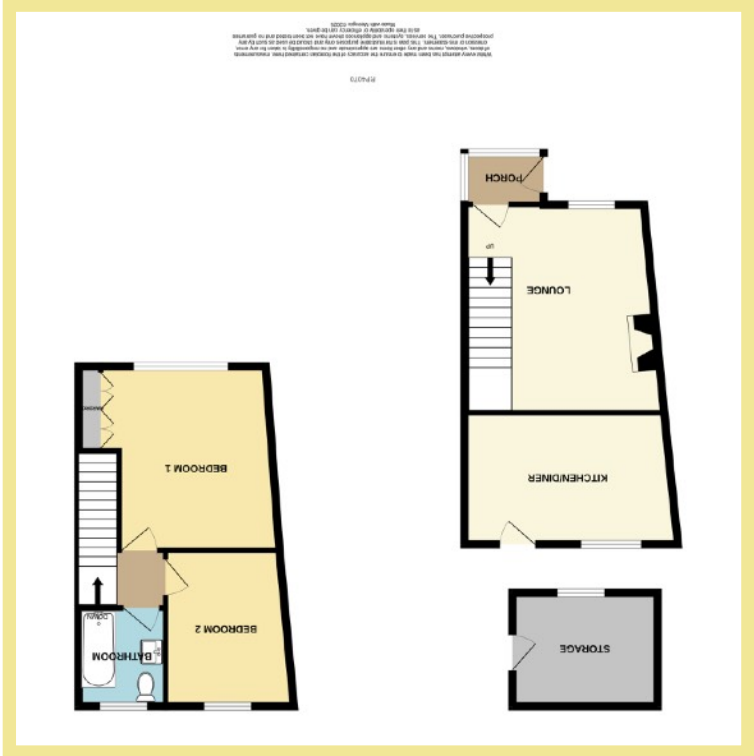


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 traveling some distance to view the property.

www.fletcherpoole.com



13 Mount Pleasant Terrace  
Penrhynside  
LL30 3BT



# Two Bedroom End Terrace Cottage With Off Road Parking & Far Reaching Views Over The Coast & Countryside

## Description

Number:-13 is a two bedroom end terrace cottage situated in the popular village of Penrhynside with its 2 local pubs, close to the local shops, schools, promenade & beach in Penrhyn Bay. A short drive to both Llandudno & Colwyn Bay. With stunning far reaching views over the coastline due to its elevated position and the benefit of off road parking to the front & rear. This cottage must be viewed to appreciate all it has to offer. On the ground floor you enter through the porch, spacious lounge with fireplace and the stunning views from the front window, kitchen/ diner:modern fitted kitchen with integrated appliances:-fridge/freezer, oven, gas hob & extractor hood. Access into the rear courtyard seating area with steps up to the outside storage and rear parking area. Stairs in the lounge lead up to two double bedrooms, one with fitted wardrobes and the stunning views and bathroom. Benefitting from gas central heating & UPVC double glazed windows throughout.

- ✓ TWO BEDROOM END TERRACE COTTAGE
- ✓ OFF ROAD PARKING TO THE FRONT & REAR
- ✓ SITUATED IN A POPULAR VILLAGE
- ✓ CLOSE TO LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH
- ✓ STUNNING FAR REACHING VIEWS OVER THE COASTLINE FROM THE FRONT ELEVATION
- ✓ NO CHAIN

## Porch

1.69m x 1.10m (5'7" x 3'8")

## Lounge

4.44m x 4.30m (14'7" x 14'1")



## Kitchen/Diner

4.62m x 2.81m (15'2" x 9'3")



## Outside Storage

3.14m x 2.58m (10'4" x 8'6")

## Bedroom One

3.94m x 3.59m (12'11"x 11'10")



## Bedroom Two

3.38m x 2.73m (11'1" x 9'0")

## Bathroom

2.13m x 1.99m (7'0" x 6'7")



## Location

The property is located in an elevated position on the outskirts of the semi-rural Village of Penrhynside. It is within close proximity of the local shops, supermarket and other amenities of Penrhyn Bay. The popular Victorian Resort of Llandudno with its wealth of shops, cafes, restaurant, attractions is 2 miles in distance.

## Directions

From the Rhos-on-Sea office turn right onto the Promenade and first right onto Rhos Road (B5116) Continue to the traffic lights and turn right onto Llandudno Road (B5115) Continue through Penrhyn Bay going straight on at two roundabouts in the direction of Llandudno. Just before the "Llandudno welcomes you" sign take the left turn for Penrhynside. Proceed into the village, turn right by the small car park onto Pen Y Park, right onto Bryn Gwynt Lane, proceed up the road, turn left onto Mount Pleasant Terrace.

Council Tax Band: "C"

Energy Performance Rating Band D

2 Bedroom  
End Terrace  
Cottage

13 Mount Pleasant  
Terrace  
Penrhynside  
LL30 3BT

£184,950

NO CHAIN

Reference Number:RP4070  
11/08/25  
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.com  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

