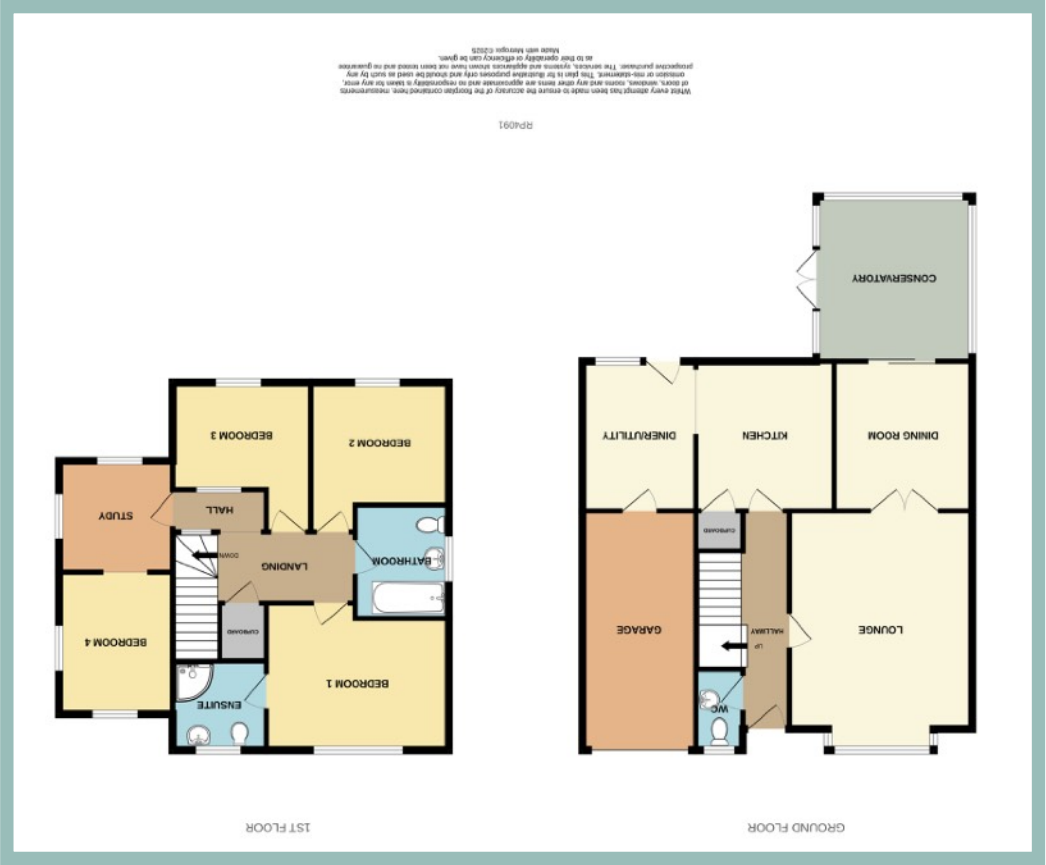


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



Immaculate, Well Planned & Spacious Four Bedroom Detached Family House Situated In A Sought After Residential Area

Description

An immaculate four bedroom detached family home situated in the sought after residential area of Penrhyn Bay at the end of a quiet cul-de-sac. Walking distance to the local shops, schools, promenade & beach. A short drive to both Llandudno & Colwyn Bay.

Viewing is essential to appreciate the open plan layout & convenient, sought after location this spacious family home has to offer.

With substantial off road parking on the blocked paved driveway and access into the integral garage via electric doors to the front.

To the rear is an enclosed garden, lawned with fenced & hedged borders, well established plants, shrubs & flowers and a flagged patio seating area. An additional seating area with artificial grass for low maintenance and garden shed.

Access at both sides of the property from the front into the rear garden via timber gates.

The accommodation comprises of:-

Entrance hallway with w.c, light & spacious lounge with box bay window and feature fireplace, glazed wooden doors lead into the dining room and sliding doors into the good sized conservatory.

Open plan kitchen/diner/utility with modern fitted kitchen, integrated appliances:-

Dishwasher, fridge freezer, “chefmaster” range oven & extractor fan and integrated washing machine & dryer in the utility area. Door into the internal garage at the front and door into the garden at the rear.

Stairs in the hallway lead up to the first floor where there is a spacious landing and hallway leading to the 4th bedroom and office/snug, master bedroom with ensuite shower room, 2 further double bedrooms and family bathroom.

Benefitting from gas central heating & UPVC double glazed windows throughout.

- ✓ FOUR BEDROOM DETACHED FAMILY HOUSE
- ✓ SPACIOUS & WELL PLANNED LAYOUT
- ✓ OPEN PLAN KITCHEN/DINER/UTILITY
- ✓ FOUR DOUBLE BEDROOMS
- ✓ SUBSTANTIAL OFF ROAD PARKING
- ✓ INTEGRAL GARAGE
- ✓ ENCLOSED REAR GARDEN
- ✓ SITUATED IN A QUIET CUL-DE-SAC
- ✓ CONVENIENT LOCATION-WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH



4 Bedroom
Detached
House

33 Penrhyn Madoc
Penrhyn Bay
LL30 3LE

£395,000

Reference Number: RP4091
2/09/2025

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





4 Bedroom
Detached
House

33 Penrhyn Madoc
Penrhyn Bay
LL30 3LE

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Hallway
5.00m x 0.99m (16'5" x 3'3")

W.C
2.79m x 0.73m (9'2" x 2'5")

Lounge
4.89m x 4.02m (16'1" x 13'2")

Dining Room
3.27m x 3.03m (10'9" x 9'11")

Conservatory
3.70m x 3.70m (12'2" x 12'2")

Kitchen
3.41m x 3.05m (11'2"x 10'0")

Diner/Utility
4.51m x 2.45m (14'10" x 8'1")

Bedroom One
4.05m x 3.15m (13'4" x 10'4")

Ensuite
2.07m x 1.92m (6'10" x 6'4")

Bedroom Two
3.05m x 3.01m (10'0" x 9'11")

Bedroom Three
3.09m x 2.43m (10'2" x 8'0")

Bedroom Four
3.58m x 2.57m (11'9" x 8'5")

Office/Snug
3.12m x 2.55m (10'3" x 8'5")

Bathroom
2.00m x 1.94m (6'7" x 6'5")



Garage

5.16m x 2.63m (16’11” x 8’8”)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 pass the golf course onto Glan Y Mor Road, turn left onto Pendorlan Road and straight across at the crossroads onto Marine Road, go straight across at the mini roundabout take the second right turn, follow the road around to the left onto Penrhyn Madoc.

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

Energy Performance Rating Band C

4 Bedroom
Detached
House

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Penrhyn Bay
LL30 3LE

£395,000

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