

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.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



19 Plas Penrhyn
Penrhyn Bay
LL30 3EU

Beautifully Presented Four Bedroom Detached Family Home Situated In A Highly Desirable, Convenient Residential Area

Description

A beautifully presented four bedroom detached family home, 19 Plas Penrhyn is situated in the highly desirable & convenient residential area of Penrhyn Bay.

Walking distance to the local shops, schools, promenade, beach & Angel Bay. A short drive from both Llandudno & Colwyn Bay.

Outside to the front there is off road parking on the driveway. The rear enclosed garden has a raised, lawned area with fenced borders and seating area and a further paved patio seating area directly outside the conservatory-An ideal space for outside dining & entertaining. The garage has now been converted into an ideal space to run a business/or work from home.

Early viewing is recommended to appreciate the modern open plan layout and convenient, desirable location this family home has to offer.

The accommodation comprises of:- Entrance porch, cloakroom, spacious lounge opening into the large open plan kitchen/diner which runs the width of the house with modern fitted kitchen. Integrated appliances include:- NEFF induction hob, NEFF double oven and NEFF extractor fan, BOSCH microwave, fridge freezer, dishwasher and wine cooler. Sliding doors from the diner end open into the conservatory, utility room with access onto the side of the property with space & plumbing for a washing machine & dryer. This is also where the NEW (1 month old) boiler is sited. Stairs in the hallway lead up to the first floor where there is a master bedroom with fitted wardrobe and ensuite shower room, three further double bedrooms (1 currently being used as a dressing room with a range of fitted wardrobes) and a family bathroom. The property benefits from UPVC double glazed windows and gas central heating throughout.

- ✓ BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME
- ✓ HOME OFFICE-IDEAL SPACE TO RUN A BUSINESS OR WORK FROM HOME
- ✓ OFF ROAD PARKING
- ✓ ENCLOSED REAR GARDEN WITH PATIO SEATING AREA
- ✓ LARGE OPEN PLAN KITCHEN/DINER
- ✓ SITUATED IN A HIGHLY DESIRABLE AREA
- ✓ WALKING DISTANCE TO LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH



4 Bedroom
Detached
House

19 Plas Penrhyn
Penrhyn Bay
LL30 3EU

£379,950

Reference Number: RP4117
30/09/25

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

Registered Company
Number 4687367

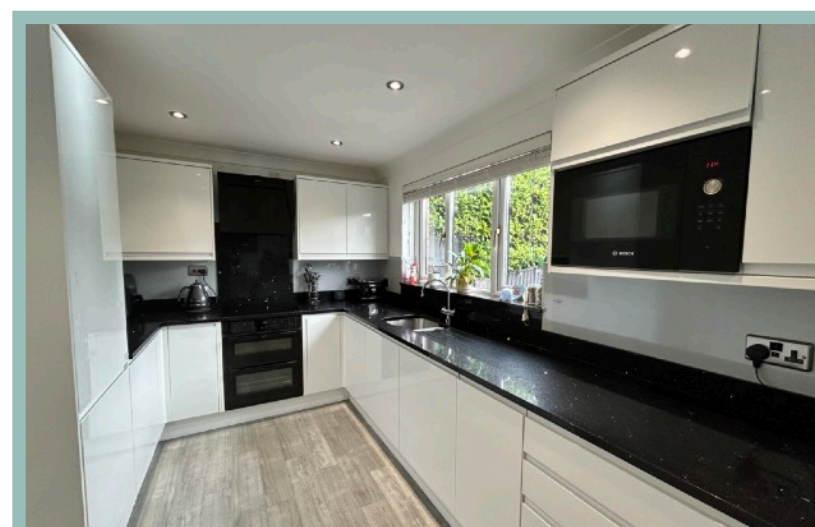
Valuation

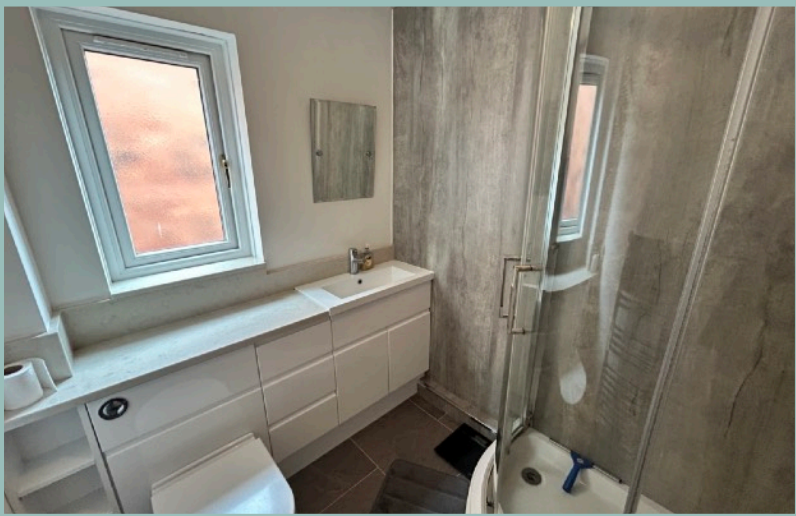
Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment. Contact:

tel: 01492 549178
email: rhos@fletcherpoole.com
web: www.fletcherpoole.com





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Porch
1.93m x 0.91m (6'4" x 3'0")

Hallway
4.46m x 1.84m (14'8" x 6'1")

Cloakroom
1.94m x 1.06m (6'5" x 3'6")

Lounge
4.19m x 3.34m (13'9" x 11'0")

Kitchen/Diner
7.40m x 2.53m (24'3" x 8'4")

Conservatory
3.30m x 3.20m (10'10" x 10'6")

Utility Room
1.94m x 1.70m (6'5"x 5'7")

Home Office
4.92m x 2.41m (16'2" x 7'11")

Master Bedroom
4.84m x 2.98m (15'11" x 9'9")

Ensuite
1.94m x 1.74m (6'5" x 5'9")

Bedroom Two
3.42m x 3.36m (11'3" x 11'0")

Bedroom Three
3.43m x 2.43m (11'3" x 8'0")

Bedroom Four
2.57m x 2.07m (8'5" x 6'10") Into fitted wardrobes

Bathroom
2.15m x 1.70m (7'1" x 5'7")



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.

Council Tax Band E

Energy Performance Rating Band C

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