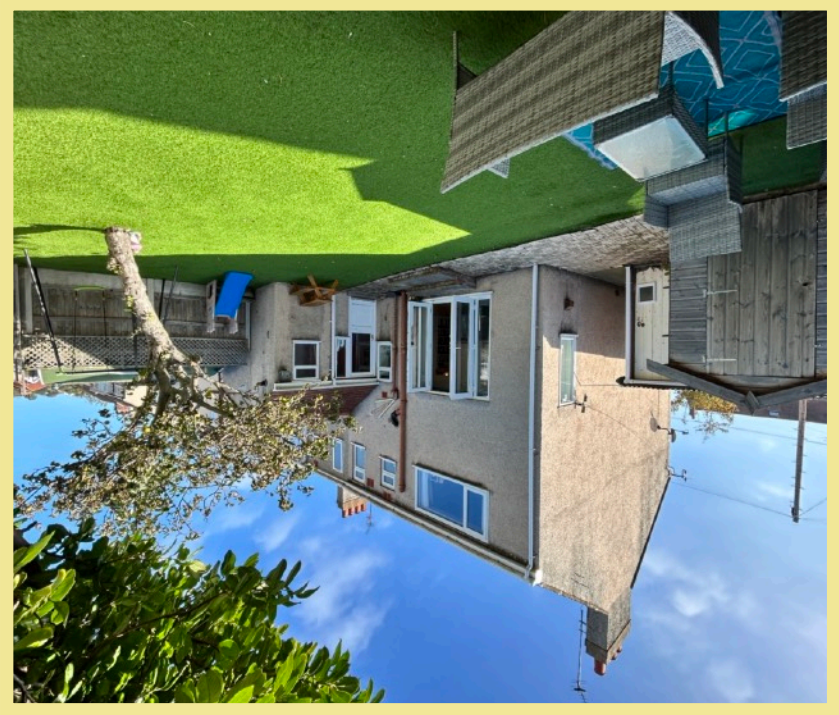
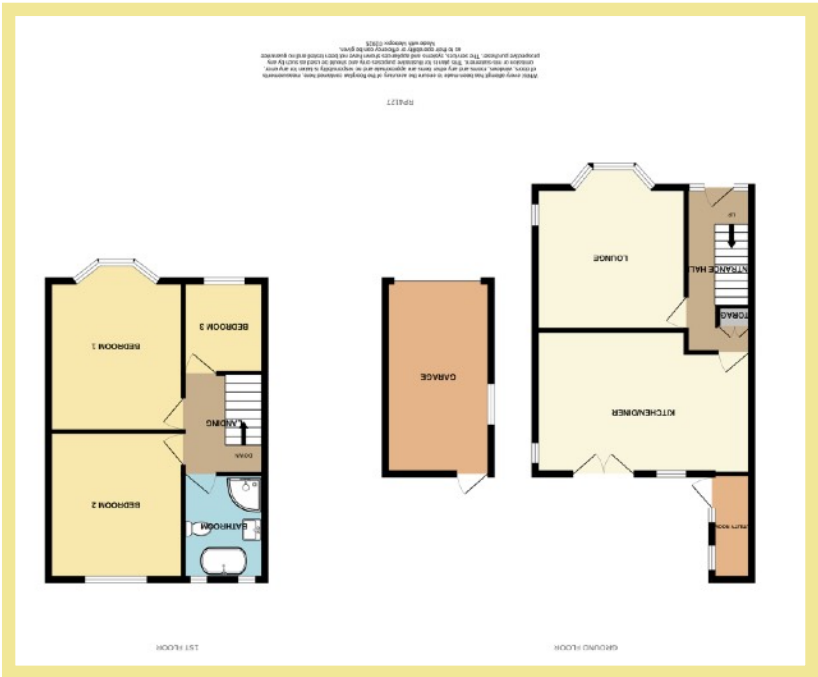


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



43 Llandudno Road
Penrhyn Bay
LL30 3EP

Well Planned & Presented Three Bedroom Semi Detached Family House Situated In A Highly Desirable Residential Area

Description

This well planned & presented three bedroom semi-detached family home is situated in the highly desirable & convenient residential area of Penrhyn Bay. Walking distance to the local shops, schools, promenade & beach. A short drive from both Llandudno & Colwyn Bay. To the front of the property there is substantial off road parking on the block paved driveway and access into the detached garage. The enclosed rear garden is fenced and laid to artificial lawn for low maintenance with seating area and access into the outside utility room which has space & plumbing for a washing machine and is also where the boiler is sited. The garage is also accessible from the rear garden. The accommodation comprises of:- Entrance hallway with understairs storage, light & spacious lounge with bay window to the front, modern open-plan kitchen/diner with feature island, gas range cooker, space & plumbing for a dishwasher and fridge/freezer. French doors lead out onto the garden. Stairs in the hallway take you to two double bedrooms, a single bedroom and a family bathroom with freestanding bath and separate shower. This property benefits from gas central heating operated by “HIVE” and UPVC double glazed windows and doors. Early viewing is recommended to appreciate this well planned family home and it’s convenient location.

- ✓ WELL PLANNED THREE BEDROOM SEMI-DETACHED FAMILY HOME
- ✓ OFF ROAD PARKING
- ✓ DETACHED GARAGE
- ✓ ENCLOSED REAR GARDEN
- ✓ OPEN PLAN KITCHEN/DINER
- ✓ CONVENIENT & DESIRABLE LOCATION
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH

Hallway

4.12m x 1.65m (13’6” x 5’5”)

Lounge

4.27m x 3.57m (14’0” x 11’9”)



Utility Room

2.64m x 0.92m (8’8” x 3’1”)

Kitchen/Diner

5.42m x 3.57m (17’9” x 11’9”)



Bedroom One

4.19m x 3.61m (13’9” x 11’10”)



Bedroom Two

3.62m x 3.31m (11’11” x 10’11”)

Bedroom Three

2.29m x 1.85m (7’6” x 6’1”)

Bathroom

2.61m x 2.02m (8’7” x 6’8”)

Garage

4.75m x 2.62m (15’7” x 8’7”)

Location

The property is conveniently located in Penrhyn Bay close to the local shops and other amenities, close to 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 merging onto Glan Y Mor Road, take the 2nd left after the golf course onto Pendorlan Road, continue to the roundabout and take the third exit onto Llandudno Road.

Council Tax Band: “D”
Energy Performance Rating Band D

3 Bedroom Semi Detached House

43 Llandudno Road
Penrhyn Bay
LL30 3EP

£269,950

Reference Number:RP4127
16/10/25

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:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com

