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www.fletcherpoole.com



12 Merivale Road
 Penrhyn Bay
 Conwy
 LL30 3LS

Alan Williams
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THREE BEDROOM SEMI-DETACHED FAMILY HOUSE. RENOVATED & REFURBISHED TO A HIGH STANDARD. SITUATED IN A DESIRABLE RESIDENTIAL AREA

Description

Fletcher & Poole are pleased to bring this beautifully renovated property to the market. Completely refurbished to a high standard by the current owner to include:-

- Taken back to brick with all external walls fully insulated with insulated plasterboard, reskimmed and all ceilings insulated between the 1st floor joists.
- Full re-wire
- Brand new gas central heating system with combi boiler and radiators
- Extension to the rear, all to current building regulations
- Rear garden transformation with new fences, new turf and replacement roof added to the shed
- Driveway newly tarmacked
- New kitchen, new bathroom and downstairs toilet
- Solid oak doors throughout
- New flooring through the ground floor and new carpets

This has created a modern, spacious open-plan three bedroom semi-detached family home.

Situated in the desirable & convenient residential area of Penrhyn Bay. Walking distance to the local shops, schools, promenade & beach. A short drive from both Llandudno & Colwyn Bay.

The accommodation comprises of:-

Entrance porch with original stained glass window, inviting hallway with seating & cupboards under the stairs, light & spacious lounge with bay window, large kitchen/diner with new "sage green" fitted units and integrated appliances to include:-

Fridge freezer, dishwasher, washer/dryer, oven, induction hob and extractor. Opening into the sunroom/lounge with natural light from the skylight and access door into the garden. A downstairs w.c completes the ground floor.

Stairs in the hallway lead up to three double bedrooms-bedroom 1 has a bay window with far reaching views over the mountains, modern family bathroom with rainfall shower over the bath.

The property now benefits from a brand new gas central heating system with combi boiler & radiators throughout. All new UPVC soffits, fascias, guttering and UPVC windows & doors.

Outside to the front a new tarmac driveway now has substantial off-road parking & access into the garage.

The rear enclosed garden has had a full transformation. Laid to lawn with new turf and newly fenced borders. New roof on the garden store/shed and access to the garage from the rear.

The outside of the house has been completely repainted.

Viewing is highly recommended to appreciate the high standard of this renovation and it's popular & convenient location.

- ✓ THREE BEDROOM SEMI-DETACHED FAMILY HOUSE
- ✓ COMPLETELY RENOVATED & REFURBISHED TO A HIGH STANDARD
- ✓ SPACIOUS OPEN-PLAN LOUNGE/KITCHEN/DINER
- ✓ SUBSTANTIAL OFF-ROAD PARKING ON THE NEW TARMAC DRIVE
- ✓ GARAGE
- ✓ ENCLOSED REAR GARDEN
- ✓ SITUATED IN A DESIRABLE & CONVENIENT RESIDENTIAL AREA
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH
- ✓ NO CHAIN

Porch

6' 10" x 2' 10" (2.09m x 0.87m)

Hallway

12' 6" x 7' 2" (3.80m x 2.19m)

W.C

6' 4" x 2' 11" (1.92m x 0.89m)

Garage

16' 11" x 7' 9" (5.16m x 2.36m)

Lounge

13' 11" x 11' 8" (4.25m x 3.56m)



Kitchen/Diner

19' 2" x 12' 4" (5.85m x 3.75m)



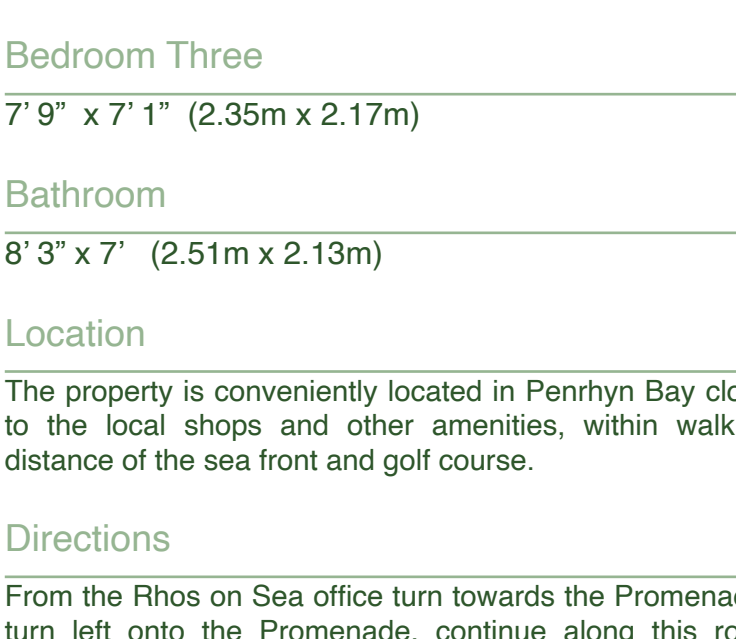
Sunroom/Lounge

11' 2" x 9' 2" (3.40m x 2.79m)



Bedroom Two

12' 2" x 11' 8" (3.71m x 3.56m)



Bedroom Three

7' 9" x 7' 1" (2.35m x 2.17m)

Bathroom

8' 3" x 7' (2.51m x 2.13m)

Location

The property is conveniently located in Penrhyn Bay close to the local shops and other amenities, within walking distance of the sea front and golf course.

Directions

From the Rhos on Sea office turn towards the Promenade, turn left onto the Promenade, continue along this road passing the golf course on the left, turn left onto Morfa Road, turn left again onto Marine Road, Merivale Road is on the right where No 6 can be found on the right hand side.

Council Tax Band: E (provided on www.voa.gov.uk)
Energy Performance Rating Band: TBC
Tenure: Freehold.

3 Bedroom Semi Detached House

12 Merivale Road
Penrhyn Bay
Conwy
LL30 3LS

£360,000

Reference Number:RP4260
9/4/2026

Fletcher & Poole,
Haddon Court, Penrhyn
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Rhos-on-Sea, LL28 4NH

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:

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email:
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web: www.fletcherpoole.com

