

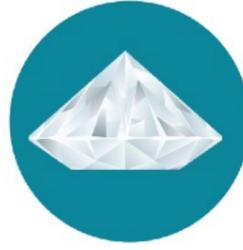
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

[www.fletcherpoole.com](http://www.fletcherpoole.com)

Fletcher & Poole  
DIAMOND COLLECTION



112 Glan Y Mor Road  
Penrhyn Bay  
LL30 3PH



# Beautifully Presented Three Bedroom Detached Family Home Overlooking The Promenade & Beach With Stunning Panoramic Views Of The Coastline & Little Orme

## Description

This beautifully presented three bedroom detached family home is in a fabulous location with stunning views from the front elevation of the Bay and Little Orme and far reaching mountain views from the rear elevation and garden. Situated in a highly desirable residential area. Over the road from the promenade & beach. Walking distance to the golf course, local shops, schools and other amenities of Penrhyn Bay and close to Rhos on Sea in the other direction. Refurbished by the current owners to a high standard to include: New roof, reconfigured kitchen/diner with new modern fitted kitchen giving the wow factor, new boiler with a 10 year guarantee, "karndean" flooring through the kitchen/diner, conservatory and porch, "old style" radiators throughout the ground floor, "round window and picture windows" to take advantage of the stunning sea views, New gas fires in the lounge and kitchen/diner, new interior doors downstairs and landscaped garden. The accommodation comprises of:-

Entrance porch, hallway with built-in storage, spacious lounge with bay window overlooking the sea, kitchen/diner with large island and integrated appliances, conservatory with French doors out onto the garden, cloakroom, utility room and access into the integral garage. Stairs lead from the hall up to a light and spacious landing where there are three double bedrooms and a new modern shower room.

Two of the bedrooms at the front have the stunning sea views, one from a feature "round window". Two of the bedrooms have fitted wardrobes. The bedroom at the rear has far reaching countryside views.

To the front there is substantial off road parking on the blocked paved driveway and access to the garage.

The rear enclosed garden has been landscaped and features patio seating area and garden workshop. Laid to lawn with well established plants, trees and shrubs creating a lovely space for outside dining & entertaining with a very large decking area.

The property benefits from UPVC double glazing and gas central heating throughout. The large loft is partially boarded ideal for conversion.

Viewing is essential to appreciate the beautifully presented accommodation, amazing location but most importantly the stunning panoramic sea views this family home has to offer.

- ✓ THREE BEDROOM DETACHED FAMILY HOME
- ✓ ACROSS THE ROAD FROM THE PROMENADE & BEACH
- ✓ STUNNING PANORAMIC SEA VIEWS OVERLOOKING THE BAY AND TOWARDS THE LITTLE ORME
- ✓ OPEN PLAN KITCHEN/DINER
- ✓ DRIVEWAY WITH SUBSTANTIAL OFF ROAD PARKING
- ✓ INTEGRAL GARAGE
- ✓ LANDSCAPED ENCLOSED REAR GARDEN WITH PATIO SEATING AREA, PERGOLA, GREENHOUSE, SUMMER HOUSE AND GARDEN WORKSHOP
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, GOLF COURSE, SCHOOLS AND OTHER AMENITIES



3 Bedroom  
Detached  
House

112 Glan Y Mor Road  
Penrhyn Bay  
LL30 3PH

£484,950

Reference Number: RP3887  
28/02/2026

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: rhosonseasales@fletcherpoole.com  
m  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)





## 3 Bedroom Detached House

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#### Porch

3.08m x 1.16m (10'1" x 3'10")

#### Hallway

3.14m x 3.09m (10'4" x 10'2")

#### Lounge

4.56m x 3.59m (15'0" x 11'10")

#### Kitchen/Diner

6.63m x 3.90m (21'9" x 12'10")

#### Conservatory

3.60m x 3.41m (11'10" x 11'2")

#### Cloakroom

1.24m x 0.85m (4'1" x 2'10")

#### Utility Room

2.99m x 2.84m (9'10" x 9'4")

#### Bedroom One

4.53m x 3.59m (14'11" x 11'10")

#### Bedroom Two

3.90m x 3.59m (12'10" x 11'10")

#### Bedroom Three

3.10m x 2.72m (10'2" x 8'11")

#### Shower Room

3.06m x 1.62m (10'0" x 5'4")



## Garage

3.09m x 2.84m (10'2" x 9'4")

## 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 the Rhos On Sea office turn towards the Promenade, turn left onto the promenade, continue along this road merging onto Glan Y Mor Road, where No 112 can be found on the left hand side.

Council Tax Band: Currently "F" (provided on [voa.gov.uk](http://voa.gov.uk))

Energy Performance Rating Band D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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