

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.



102 Penrhyn Beach East
Penrhyn Bay
LL30 3RW



Beautifully Presented Five Bedroom Detached Bungalow Situated On A Prime Seafront Location With Panoramic Views Of The Sea & The North Wales Coastline

Description

Situated on the highly desirable "Penrhyn Beach East" in a prime seafront location with uninterrupted, panoramic views of the sea-stretching from the Little Orme, across the bay to the North Wales coastline & the mountains beyond. This detached bungalow has been extended to make a modern, spacious home offering five bedrooms & three bathrooms.

The enclosed garden at the rear is its "Jewel in the crown" with a lawned area and terrace. A garden room/office which has insulated cladding and energy efficient double glazing is set on a composite decked seating area with balustrade balcony halfway down the tiered garden. A wonderful place to relax, dine & entertain taking in those fabulous sea views and sunrise.

Outside to the front there is substantial off-road parking on the driveway with access to the garage.

Walking distance to the local shops, schools, promenade & golf course. A short drive to both Llandudno, Rhos on Sea & Colwyn Bay for further amenities.

The accommodation comprises of:-

L-shaped hallway, Lounge/Diner with feature fireplace and dual aspect French doors out onto the garden terrace, Kitchen/Breakfast Room with fitted kitchen, door onto the garden and integrated appliances to include:-

NEFF double oven, AEG 5 burner gas hob, ZANUSSI extractor fan, dishwasher and DAEWOO American style fridge freezer, Utility room with space & plumbing for a washing machine and tumble dryer.

Bedroom 1 has access into the garden so you can wake up to those stunning sea views and a range of fitted wardrobes, Bedroom 2 also has a range of fitted wardrobes and an en-suite w.c, the spacious main bathroom has a jacuzzi bath and separate shower and

there is a Study/Bedroom 5 and separate shower room off the main hallway.

Bedroom 3 has an en-suite shower room and fitted wardrobes and Bedroom 4 have both been created from the original garage with an inner lobby which has created a useful space for storage.

The newly created garage has an "up & over" door, a range of fixed base & wall cabinets and includes a useful number of electric power points with a door at the rear of the garage giving access onto the side of the bungalow.

The property benefits from underfloor heating in the newly created bedrooms with gas central heating & UPVC double glazed windows and doors throughout.

Early viewing is highly recommended to appreciate the stunning sea views this property offers from its prime beachfront location.

- ✓ BEAUTIFULLY PRESENTED FIVE BEDROOM DETACHED BUNGALOW
- ✓ PRIME SEAFRONT LOCATION
- ✓ STUNNING SEA VIEWS OVER THE NORTH WALES COASTLINE & MOUNTAINS BEYOND
- ✓ GARDEN ROOM/OFFICE SET ON A COMPOSITE DECKED SEATING AREA
- ✓ SUBSTANTIAL OFF-ROAD PARKING
- ✓ GARAGE
- ✓ SITUATED ON THE HIGHLY DESIRABLE "PENRHYN BEACH EAST"
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE, BEACH & GOLF COURSE

5 Bedroom
Detached
Bungalow

102 Penrhyn Beach
East
Penrhyn Bay
LL30 3RW

£760,000

Reference Number: RP4175
9/01/2026

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





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Lounge/Diner

6.78m x 4.67m (22'3" x 15'4")

Kitchen/Breakfast Room

6.49m x 3.24m (21'4" x 10'8")

Utility Room

2.86m x 2.51m (9'5" x 8'3")

Shower Room (hall)

3.40m x 1.06m (11'2" x 3'6")

Bedroom One

4.54m x 3.58m (14'11" x 11'9")

Bathroom

3.15m x 2.43m (10'4" x 8'0")

Bedroom Two

3.62m x 3.16m (11'11" x 10'5")

Ensuite W.C. (Bedroom Two)

1.64m x 1.06m (5'5" x 3'6")

Bedroom Three

4.11m x 3.25m (13'6" x 10'8")

Ensuite (Bedroom Three)

2.26m x 1.45m (7'5" x 4'9")

Bedroom Four

2.49m x 3.11m (8'2" x 10'3")

Study/Bedroom Five

2.58m x 2.54m (8'6" x 8'4")



Garage

5.51m x 3.52m (18'1" x 11'7")

Garden Room/Office

3.19m x 2.31m (10'6" x 7'7")

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 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 the Rhos On Sea office turn towards the Promenade, turn left onto the promenade, continue along this road merging onto Glan Y Mor Road, turn right onto Beach Drive, turn right at the T Junction and follow the road round where No 102 can be found on the right.

Council Tax Band: "H" (provided on voa.gov.uk)

Energy Performance Rating Band C

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