

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



20 Rhys Evans Close  
Penrhyn Bay  
LL30 3FJ

# Immaculately Presented Four Bedroom Detached House Situated In A Sought After Residential Area

## Description

This immaculately presented four bedroom detached house is situated in a sought after residential area, close to the amenities of Penrhyn Bay, local schools and only a short walk to the promenade. The well maintained property includes a modern open plan kitchen/diner with bi-folding doors into the conservatory and is well worth viewing to truly appreciate the size and layout of the accommodation.

Outside there is off road parking to the front with access to the garage and a beautifully landscaped rear garden which is laid with decorative stone, a variety of plants and includes a large composite decked seating area and paved seating area.

The accommodation on the ground floor comprises of a porch, hallway with integral access to the garage which is currently being used for storage and a utility room, W.C., good size lounge with a bay window to the front aspect, open plan kitchen/diner with under stairs storage that houses the boiler, integrated Neff appliances, breakfast bar and bi-folding doors into a conservatory that overlooks the garden. To the first floor there are four bedrooms, the master with an ensuite shower room and one being used as a study and a good size family shower room. There is gas central heating and UPVC double glazing.

- ✓ IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOUSE
- ✓ WELL MAINTAINED PROPERTY THAT INCLUDES AN OPEN PLAN KITCHEN/DINER THAT LEADS INTO A CONSERVATORY
- ✓ VIEWING RECOMMENDED TO APPRECIATE THE SIZE AND LAYOUT OF THE ACCOMMODATION
- ✓ SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA
- ✓ OFF ROAD PARKING, GARAGE AND BEAUTIFULLY LANDSCAPED GARDEN



4 Bedroom Detached House

20 Rhys Evans Close  
Penrhyn Bay  
LL30 3FJ

**£399,950**  
REDUCED FROM £409,950

Reference Number: RP4160  
5/12/25

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



## 4 Bedroom Detached House

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### Lounge

5.40m x 3.60m (17'9" x 11'10") Maximum

### W.C.

2.40m x 0.96m (7'11" x 3'2")

### Kitchen/Diner

7.38m x 3.02m (24'3" x 9'11")

### Conservatory

3.65m x 2.82m (12'0" x 9'3")

### Bedroom One

3.79m x 3.42m (12'5" x 11'3")

### Ensuite

1.75m x 1.63m (5'9" x 5'4")

### Bedroom Two

3.46m x 2.70m (11'4" x 8'11")

### Bedroom Three

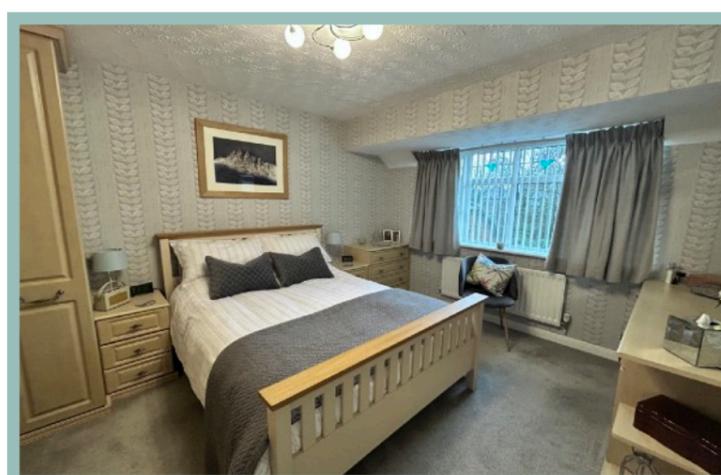
2.58m x 2.36m (8'6" x 7'9")

### Bedroom Four

2.83m x 2.57m (9'4" x 8'5")

### Shower Room

2.32m x 1.90m (7'8" x 6'3")



## Garage

4.90m x 2.31m (16'1" x 7'7")

Council Tax Band F

Energy Performance Rating Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 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 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, take the fifth left onto Rhys Evans Close.

4 Bedroom Detached House

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Penrhyn Bay  
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