

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



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	69 C	
81-91	B		83 B
92+	A		



27 Plas Penrhyn
 Penrhyn Bay
 Conwy
 LL30 3EU

SPACIOUS THREE BEDROOM DETACHED BUNGALOW IN A DESIRABLE & CONVENIENT RESIDENTIAL LOCATION

Description

A spacious three bedroom detached bungalow; situated on the desirable "Gloddaeth Woods" development in the centre of Penrhyn Bay.

Walking distance to the local shops, schools, promenade & beach; a short drive from both Llandudno & Colwyn Bay.

Outside to the front there is off-road parking on the driveway together with garage, which has full power. Access into the rear garden via timber gate at the side of the property. The rear enclosed garden is laid to lawn with fenced borders & flagged patio seating area and has access into the garage.

The bungalow benefits from gas central heating & UPVC double glazed windows. The loft is partially boarded.

Early viewing is recommended to appreciate the well planned layout and convenient & desirable location this property offers.

The accommodation comprises of:- Entrance hallway with built-in storage, spacious lounge with bay window to the front aspect opening into the dining area. Kitchen with modern fitted units and integrated appliances to include:-Fridge/freezer, oven & hob with space & plumbing for a washing machine.

Access door into the garden. Master bedroom with box bay window & wheelchair access into the garden area via ramp and ensuite shower room, 2 further bedrooms and bathroom.

The ramp gives easy access to wheelchair users from inside the bungalow, into the garden and around to the front of the property.

- ✓ THREE BEDROOM DETACHED BUNGALOW
- ✓ MASTER BEDROOM WITH ENSUITE & ACCESS INTO THE GARDEN
- ✓ ENCLOSED REAR GARDEN
- ✓ OFF-ROAD PARKING
- ✓ GARAGE
- ✓ RAMP FOR WHEELCHAIR ACCESS INTO THE GARDEN
- ✓ SITUATED IN A DESIRABLE & CONVENIENT LOCATION
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH
- ✓ NO CHAIN

Lounge

13' x 12' 8" (3.97m x 3.86m)



Dining Area

9' 10" x 8' 7" (2.99m x 2.61m)



Kitchen

11' 8" x 8' 6" (3.55m x 2.58m)



Bedroom One

15' 11" x 11' 5" (4.84m x 3.49m)



Ensuite

8' x 3' 1" (2.44m x 0.93m)

Bedroom Two

11' 2" x 9' 9" (3.41m x 2.97m)

Bedroom Three

9' 1" x 7' 5" (2.78m x 2.26m)

Bathroom

6' 8" x 5' 9" (2.03m x 1.76m)

Garage

17' x 8' 10" (5.17m x 2.68m)

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 towards the Promenade, turn left onto the Promenade and continue past the golf course on the left, continue to the roundabout, take the second left turn onto Plas Penrhyn.

Council Tax Band: E (provided on www.voa.gov.uk)

Energy Performance Rating Band: C

Tenure: Freehold

3 Bedroom Detached Bungalow

27 Plas Penrhyn
Penrhyn Bay
Conwy
LL30 3EU

NO CHAIN

£299,950

REDUCED FROM £325,000

Reference Number:RP4225
9/3/26

Fletcher & Poole,
Haddon Court, Penrhyn
Avenue
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:

tel: 01492 549178

email:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com

