

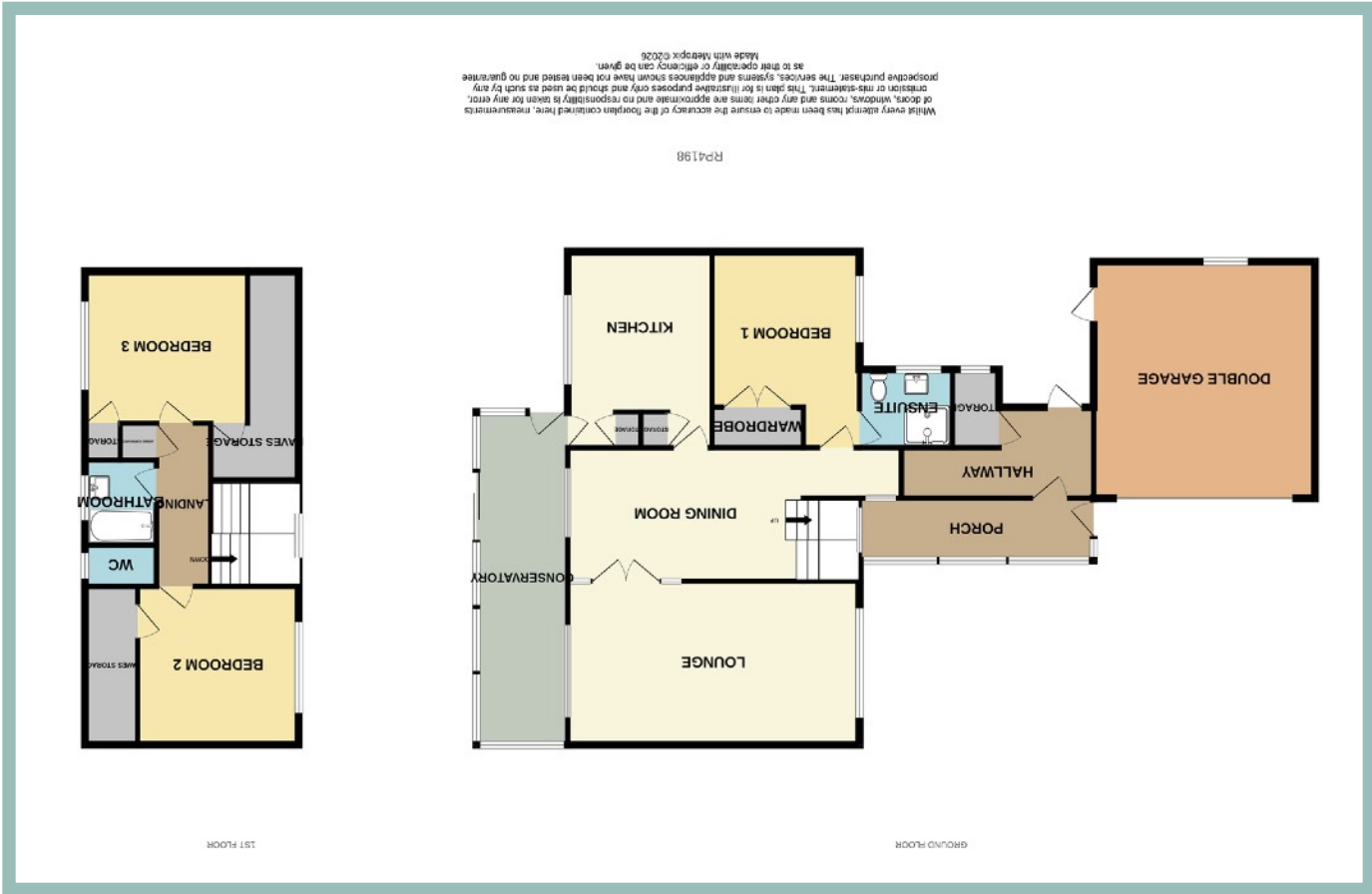
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



www.fletcherpoole.com



71 Penrhyn Beach East  
Penrhyn Bay  
LL30 3RW



# Spacious Three Bedroom Detached Dormer Bungalow On A Corner Plot Situated On The Highly Desirable “Penrhyn Beach” Development Steps Away From The Beach

## Description

Situated on the highly desirable “Penrhyn Beach” development-steps away from the beach and walking distance to the local shops, schools, promenade & Angel bay. A short drive to both Llandudno & Rhos on Sea.

This spacious three bedroom detached dormer bungalow occupies a corner plot with wrap around lawned gardens to the front, a double garage and substantial off-road parking.

There is a lovely, enclosed rear garden-lawned with fenced borders, paved patio seating area to the side and a summerhouse. Ideal for outside dining & entertaining. Access into the garage from the rear.

The accommodation comprises of:-

Large entrance porch, hallway with storage, double aspect lounge, dining room, kitchen, large conservatory which runs the width of the property at the rear, bedroom with en-suite shower room .

Stairs in the dining room lead up to two double bedrooms both with good sized under eaves storage rooms attached, bathroom and separate w.c. Airing cupboard on the landing.

Sea views are enjoyed from the bedroom at the front. The property benefits from gas central heating and UPVC double glazed windows & doors throughout and cavity wall insulation.

Early viewing is highly recommended to appreciate the spacious layout and it’s desirable location.

- ✓ SPACIOUS THREE BEDROOM DETACHED DORMER BUNGALOW
- ✓ SITUATED ON THE HIGHLY DESIRABLE “PENRHYN BEACH” DEVELOPMENT
- ✓ STEPS AWAY FROM THE BEACH
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS & PROMENADE
- ✓ CORNER PLOT WITH WRAP AROUND LAWNED GARDENS
- ✓ DOUBLE GARAGE
- ✓ SUBSTANTIAL OFF-ROAD PARKING
- ✓ ENCLOSED REAR GARDEN WITH SUMMERHOUSE
- ✓ SEA VIEWS FROM THE UPSTAIRS BEDROOM



3 Bedroom  
Detached  
Dormer Bungalow

71 Penrhyn Beach  
East  
Penrhyn Bay  
LL30 3RW

£429,950

NO CHAIN

Reference Number: RP4198

3/02/26

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







Porch  
5.28m x 1.38m (17'4" x 4'6")

Lounge  
6.55m x 3.67m (21'6" x 12'1")

Kitchen  
4.42m x 3.27m (11'3" x 10'9")

Dining Room  
8.77m x 2.84m (28'9" x 9'4")

Conservatory  
7.50m x 2.05m (24'7" x 6'9")

Bedroom One  
3.49m x 3.12m (11'6" x 10'3")

Ensuite  
2.11m x 1.74m (6'11" x 5'9")

Bedroom Two  
3.64m x 3.55m (11'11" x 11'8")

Eaves Storage  
3.57m x 1.05m (11'9" x 3'6")

Bedroom Three  
3.66m x 3.39m (12'0" x 11'2")

Eaves Storage  
4.37m x 1.16m (14'4" x 3'10")

Bathroom  
1.81m x 1.77m (6'0" x 5'10")

W.C  
1.77m x 0.87m (5'10" x 2'11")



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Garage

5.35m x 5.09m (17'7" x 16'9")

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 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 onto Penrhyn Beach East.

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

Energy Performance Rating Band D

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