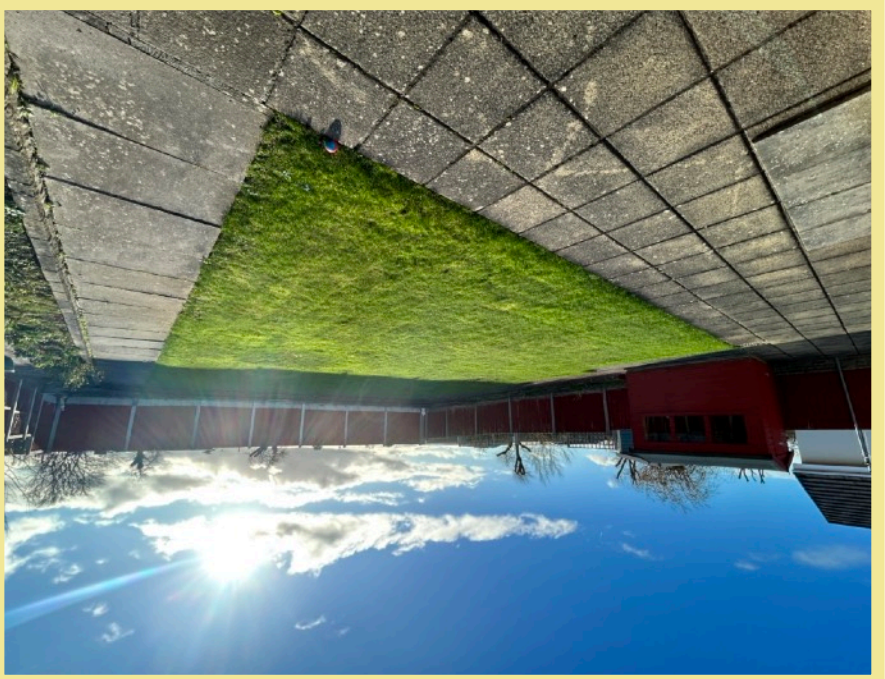


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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

F&P Fletcher & Poole



16 Lon Mynach
Penrhyn Bay
LL30 3PY

Spacious & Well Planned Three Bedroom Detached Bungalow Situated On The Highly Desirable “Penrhyn Beach Estate”

Description

This spacious & well planned three bedroom detached bungalow is situated on the highly desirable “Penrhyn Beach Estate”. Walking distance to the local shops, promenade, beach & Angel Bay. A short drive from both Llandudno & Colwyn Bay for further amenities. Benefitting from a large, enclosed south facing rear garden with fenced borders, laid to lawn with patio seating area and garden shed and access into the rear of the garage. To the front there is off road parking on the driveway and access into the garage. Early viewing is recommended to appreciate the spacious layout & desirable and convenient location. The accommodation comprises of:- Entrance hallway with storage cupboard, light & spacious lounge/diner with views towards the Little Orme, kitchen, three double bedrooms and bathroom. The master bedroom benefits from a dressing area and ensuite shower room with doors into the conservatory. The bungalow has gas central heating and UPVC double glazed windows & doors throughout.

- ✓ SPACIOUS & WELL PLANNED THREE BEDROOM DETACHED BUNGALOW
- ✓ MASTER BEDROOM WITH ENSUITE SHOWER ROOM & DRESSING AREA
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, PROMENADE & BEACH
- ✓ OFF ROAD PARKING & GARAGE
- ✓ SITUATED IN A HIGHLY DESIRABLE RESIDENTIAL AREA
- ✓ NO CHAIN

Lounge/Diner

5.41m x 1.93m (17’9” x 6’4”)



Kitchen

3.43m x 2.74m (11’3” x 9’0”)



Hallway

5.51m x 1.93m (18’1” x 6’4”)

Master Bedroom

3.35m x 3.32m (11’0” x 10’11”)



Ensuite

1.86m x 1.61m (6’2” x 5’4”)

Dressing Area

1.26m x 1.12m (4’2” x 3’8”)

Conservatory

3.64m x 2.69m (11’11”x 8’10”)

Bedroom Two

3.56m x 3.23m (11’8” x 10’7”)

Bedroom Three

2.86m x 2.81m (9’5” x 9’3”)

Bathroom

2.51m x 2.22m (8’3” x 7’4”)

Garage

5.67m x 2.63m (18’7” x 8’8”)

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, continue along this road passing the golf course on the left, turn right onto Penrhyn Beach Estate, left onto Penrhyn Beach West and then Lon Mynach is fourth on the right.

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

Energy Performance Rating Band D

3 Bedroom
Detached
Bungalow

16 Lon Mynach
Penrhyn Bay
LL30 3PY

£359,950

NO CHAIN

Reference Number:RP4162
8/12/25

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:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com

