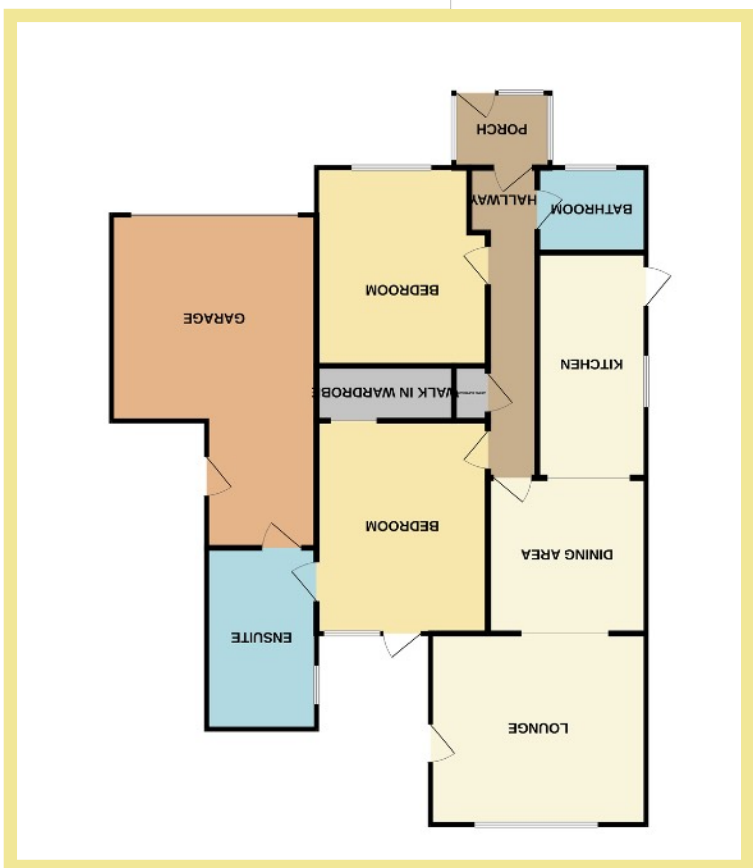


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



18 Tan Rhiw
Penrhyn Beach West
Penrhyn Bay
LL30 3RB

Light & Spacious Two Bedroom Detached Bungalow Situated In A Sought After Location

Description

This two bedroom detached bungalow is situated on the Penrhyn Beach estate, close to amenities and only a short walk to Angel Bay and the promenade. Over the last six years the property has been transformed by the current vendors as the accommodation has been extended and reconfigured. In that time the roof has been replaced along with all the electrics, heating system, windows and a new kitchen and bathroom installed. An open plan living area has been created and the property now also benefits from an ensuite shower room and double garage. Viewing is highly recommended to appreciate the layout of the accommodation and its location.

Outside there is ample off road parking to the front and an enclosed rear garden that has been landscaped with a paved seating area, lawn and border surround with variety of plants and shrubs. The owners have recently installed a OHME EV charging point.

The accommodation comprises of porch, hallway, open plan lounge with access to the garden, dining area and kitchen, two double bedrooms, the master with a walk-in wardrobe and good size ensuite and a family bathroom. From the ensuite there is also access to the double garage which has a utility area.

- ✓ LIGHT & SPACIOUS TWO BEDROOM DETACHED BUNGALOW
- ✓ WELL PLANNED ACCOMMODATION WHICH HAS RECENTLY BEEN EXTENDED & RECONFIGURED
- ✓ IN THE LAST SIX YEARS REFURBISHED TO INCLUDE NEW ROOF, ELECTRICS, CENTRAL HEATING SYSTEM, WINDOWS, KITCHEN & BATHROOM
- ✓ SITUATED ON THE PENRHYN BEACH ESTATE CLOSE TO AMENITIES
- ✓ OFF ROAD PARKING, DOUBLE GARAGE & ENCLOSED REAR GARDEN

Lounge Area

13'11" x 12'5" (4.24m x 3.78m)



Dining Area

10'6" x 10'0" (3.19m x 3.05m)

Kitchen

14'9" x 6'11" (4.50m x 2.12m)

Bedroom One

13'2" x 11'0" (4.01m x 3.35m)



Walk In Wardrobe

8'11" x 3'7" (2.70m x 1.09m)

Ensuite

11'8" x 6'11" (3.55m x 2.10m)

Bedroom Two

12'9" x 11'0" (3.89m x 3.35m)

Bathroom

7'0" x 5'6" (2.12m x 1.68m)



Garage

21'6" x 13'2" (6.55m x 4.02m) Maximum

Location

The property is located on the Penrhyn Beach Estate in the popular area of Penrhyn Bay. Within easy reach of Llandudno and close to the popular seaside resort town of Rhos On Sea.

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, Tan Rhiw can be found on the right.

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

Energy Performance Rating Band D

2 Bedroom
Detached
Bungalow

18 Tan Rhiw
Penrhyn Beach West
Penrhyn Bay
LL30 3RB

£349,950

Reference Number: RP3813
7/5/2026

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

