

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

Fletcher & Poole



50 LLanrhos Road  
Penrhyn Bay  
LL30 3HY

# Immaculately Presented Three Bedroom Semi Detached House Enjoying Far Reaching Hillside & Countryside Views

## Description

This immaculately presented three-bedroom semi-detached house is conveniently located for the amenities of Penrhyn Bay and with an open aspect to the front, benefits from far reaching hillside views.

The property has been refurbished in recent years to create a light and spacious family home and has the added benefit of a separate annex in the garden which contains a separate, utility/shower room with a further room which can be used as a fourth bedroom/studio. Also benefitting from UPVC double glazing and gas CH, viewing is highly recommended to appreciate the presentation throughout, location and far-reaching views.

The well-planned accommodation on the ground floor comprises of hallway, light and spacious lounge with multi fuel burner, dining room with a door leading onto a slate paved seating area and opening into a beautifully fitted kitchen. To the first floor there are three double bedrooms and modern contemporary bathroom. To the rear of the property the newly built garage includes a utility area with w.c. and shower and a studio/workshop currently being used as a guest room. Outside to the front there is driveway parking and landscaped rear garden with paved seating area, laid to lawn with raised planters and access to a further home office with electric.

- ✓ IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER LOCATION WITH FAR REACHING HILLSIDE VIEWS
- ✓ SEPARATE ANNEX WITH DOUBLE BEDROOM, KITCHEN AREA & SHOWER ROOM
- ✓ LANDSCAPED GARDENS WITH OFFICE AREA
- ✓ OFF ROAD PARKING

## Lounge

17'6" x 11'7" (5.34m x 3.53m)



## Dining Area

13'11" x 9'9" (4.24m x 2.97m)

## Kitchen

13'1" x 6'5" (3.99m x 1.95m)



## Bedroom One

14'5" x 9'3" (4.39m x 2.82m)



## Bedroom Two

13'11" x 9'4" (4.24m x 2.84m)

## Bedroom Three

11'8" x 7'10" (3.55m x 2.39m)

## Bathroom

7'8" x 5'3" (2.33m x 1.60m)



## Utility/Cloakroom

8'6" x 7'9" (2.59m x 2.36m)

## Studio/Workshop

8'6" x 18'0" (2.59m x 5.49m)

## Location

The property is conveniently located in Penrhyn Bay close to the local shop/post office 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 right towards the Promenade, turn right onto the Promenade and first right onto Rhos Road (B5116) Continue to the traffic lights and turn right onto Llandudno Road (B5115) Continue into Penrhyn Bay, at the mini roundabout turn left onto LLanrhos Road and where LLanrhos Road splits into two take the right turn where No 50 can be found immediately on the right.

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

Energy Performance Rating Band D

3 Bedroom  
Semi Detached  
House

50 LLanrhos Road  
Penrhyn Bay  
LL30 3HY

£339,950

Reference Number: RP3498  
12/02/24

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		