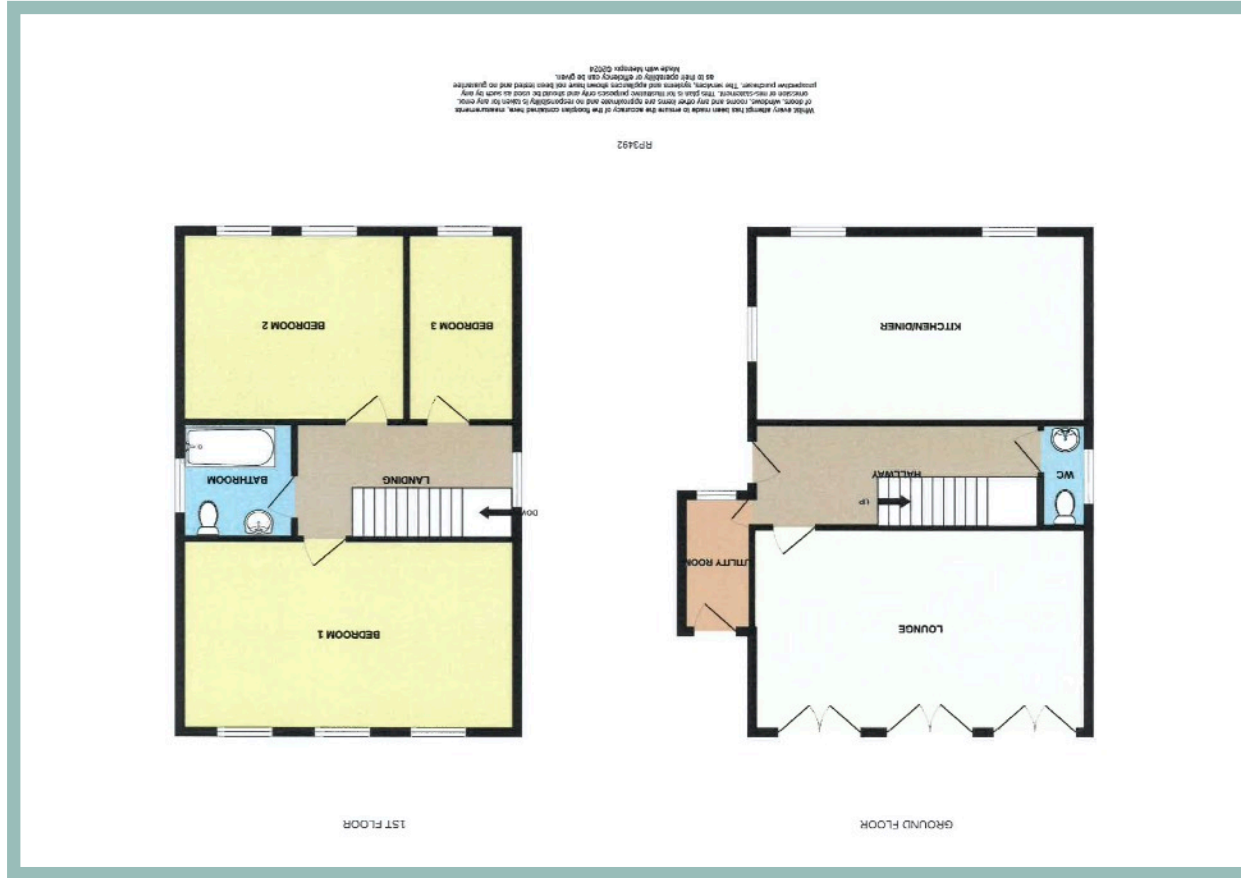


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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

Fletcher & Poole
DIAMOND COLLECTION



113 Glan Y Mor Road
Penrhyn Bay
LL30 3PH

Immaculately Presented New Build Three Bedroom Detached House In An Elevated Coastal Position With Stunning Panoramic Sea Views

Description

This property has a truly unique position with direct access to the beach from the garden with stunning panoramic sea views across the bay and towards the Little Orme. The property has been lovingly designed and built by the current owner, completed in September 2023 and must be viewed to appreciate the spacious layout, location and stunning views.

The accommodation on the ground floor briefly comprises of:

Covered porch leading into the spacious hallway, light spacious lounge with three sets of French doors which lead onto the grey composite decked patio area with stunning coastal views, large kitchen/diner with modern fully fitted kitchen, utility room with access to the rear and downstairs w.c. Stairs lead up to the spacious first floor landing where there is a large, light master bedroom again with the stunning coastal views at the rear, a further two bedrooms and a family bathroom.

Outside to the front is a tarmac driveway with off road parking for 3 vehicles. The rear garden has a grey composite decked patio area off the lounge which is a perfect area for outside dining and entertaining to enjoy the sea views, sunsets and sunrises. Steps lead down through the tiered gardens to a gate which provides direct access to the beach.

The property benefits from white Georgian UPVC sash windows and gas central heating throughout.

- ✓ NEWLY BUILT THREE BEDROOM DETACHED HOUSE IN AN ELEVATED COASTAL POSITION
- ✓ PANORAMIC COASTAL VIEWS TO THE REAR OVERLOOKING THE BAY AND TOWARDS THE LITTLE ORME
- ✓ DIRECT ACCESS TO THE BEACH FROM THE GARDEN
- ✓ OFF ROAD PARKING FOR UP TO 3 VEHICLES



3 Bedroom Detached House

113 Glan Y Mor Road
Penrhyn Bay
LL30 3PH

£594,950

Reference Number: **RP3492**
14/02/2024

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.com
web: www.fletcherpoole.com





3 Bedroom Detached House

113 Glan y Mor Road
Penrhyn Bay
LL30 3PH

£594,950

Reference Number: RP3492
14/02/2024

Fletcher & Poole,
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Hallway

5.40m x 2.11m (17'9" x 6'11")

Lounge

6.12m x 3.74m (20'1" x 12'3")

Kitchen/Diner

6.12m x 3.49m (20'1" x 11'6")

Utility Room

3.00m x 1.50m (9'10" x 4'11")

W.C.

1.93m x 0.86m (6'4" x 2'10")

Bedroom One

6.12m x 3.49m (20'1" x 11'6")

Bedroom Two

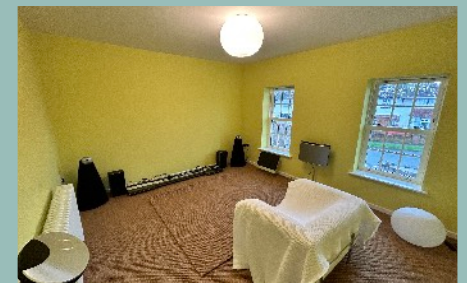
4.00m x 3.49m (13'1" x 11'6")

Bedroom Three (currently being used as an office)

3.48m x 2.01m (11'5" x 6'7")

Bathroom

2.08m x 1.95m (6'10" x 6'5")



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, where No 113 can be found on the right hand side.

Council Tax Band: Currently "F" (provided on voa.gov.uk)

Energy Performance Rating Band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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