

We endeavor to make our sales details accurate and reliable but they should

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Fletcher & Poole



3 Penrhyn Madoc
Penrhyn Bay
LL30 3LE

Well Presented Four/Five Bedroom Detached House Situated In A Sought After Area

Description

This well presented four/five bedroom detached house is situated in the sought after area of Penrhyn Bay, walking distance to the Promenade, beach, local shops and amenities.

The accommodation briefly comprises of:

Hallway, light spacious lounge with glazed doors into the dining room, kitchen with breakfast bar and under floor heating, sitting room/5th bedroom, study, w.c. To the first floor there is a large large master bedroom with ensuite shower room, a further three bedrooms and family bathroom.

Outside to the front there is ample off road parking and to the rear is a large fenced and enclosed garden mainly laid to lawn with well established plants & shrubs, seating area and garden shed.

The property benefits from UPVC double glazing and gas central heating throughout.

Viewing is essential to appreciate the size, layout and location this family house has to offer.

- ✓ FOUR/FIVE BEDROOM DETACHED HOUSE
- ✓ WELL PRESENTED THROUGHOUT
- ✓ MODERN KITCHEN
- ✓ UNDER FLOOR HEATING IN KITCHEN
- ✓ CONVERTED GARAGE FOR TWO EXTRA ROOMS
- ✓ ENCLOSED REAR GARDEN
- ✓ OFF ROAD PARKING

Lounge

4.69m x 4.36m (15'5" x 14'4")



Dining Room

4.37m x 2.96m (14'4" x 9'9")

Kitchen

5.88m x 3.27m (19'4" x 10'9")



Hall

5.67m x 1.84m (18'7" x 6'1")

W.C.

1.58m x 0.99m (5'2" x 3'3")

Study

5.21m x 2.22m (17'1" x 7'4")

Sitting Room/Fifth Bedroom

5.98m x 2.28m (19'7" x 7'6")

Bedroom One

4.77m x 4.41m (15'8" x 14'6")



Ensuite

2.04m x 2.04m (6'8" x 6'8")

Bedroom Two

4.08m x 3.28m (13'5" x 10'9")

Bedroom Three

3.08m x 2.95m (10'1" x 9'8")

Bedroom Four

2.96m x 2.28m (9'9" x 7'6")

Bathroom

2.39m x 1.94m (7'10" x 6'4")

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 our Rhos-on-Sea office turn towards the Promenade, turn left onto the Promenade, continue along pass the golf course onto Glan Y Mor Road, turn left onto Pendorlan Road and straight across at the crossroads onto Marine Road, go straight across at the mini roundabout take the second right turn, follow the road around to the left onto Penrhyn Madoc.

Council Tax Band: "F" (provided on www.voa.gov.uk)
Energy Performance Rating Band "C"

4/5 Bedroom
Detached
House

3 Penrhyn Madoc
Penrhyn Bay
LL30 3LE

£399,950

Reference Number: RP3501
22/02/24

Fletcher & Poole,
1A, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

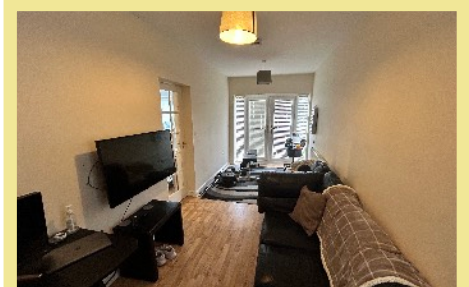
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		