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www.fletcherpoole.com

Fletcher & Poole



49 Penrhos Drive
Penrhyn Bay
Conwy
LL30 3LP

Beautifully Presented Three Bedroom Semi Detached House

Situated In A Sought After Residential Area

Description

This beautifully presented three bedroom semi detached house is situated in a sought after residential area, close to the local shops & amenities of Penrhyn Bay and a short walk to the promenade, beach and Angel Bay. The light and spacious well planned accommodation comprises of:

Entrance porch, hallway, lounge with bay window, dining room opening onto a large conservatory which flows into the kitchen.

To the first floor there are two double bedrooms and a single bedroom and a good sized family bathroom with separate shower.

The enclosed rear garden which is mainly laid to lawn with a block paved patio seating area leading out from the conservatory and garden shed(with power)

Access to the garage from the front and rear of the property. To the front there is ample off road parking on the driveway.

The property benefits from UPVC double glazing and gas central heating throughout. There is also under floor heating in the conservatory, kitchen and bathroom.

Viewing is essential to appreciate the spacious layout and location this house has to offer.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- ✓ LIGHT & SPACIOUS LAYOUT
- ✓ LARGE CONSERVATORY
- ✓ AMPLE OFF ROAD PARKING & GARAGE
- ✓ ENCLOSED REAR GARDEN

Porch

2.02m x 1.01m (6'8" x 3'4")

Lounge

3.70m x 3.63m (12'2" x 11'11")



Conservatory

3.86m x 3.09m (12'8" x 10'2")



Dining Room

3.91m x 3.71m (12'10" x 12'2")

Kitchen

5.77m x 2.98m (18'11" x 9'9")



Bathroom

2.70m x 2.09m (8'11" x 6'10")



Bedroom One

3.72m x 3.61m (12'2" x 11'10")

Bedroom Two

3.91m x 3.72m (12'10" x 12'2")

Bedroom Three

2.34m x 2.14m (7'8" x 7'0")

Garage

5.14m x 2.71m (16'11" x 8'11")

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 pass the golf course on the left, turn left onto Morfa Road and follow this round as it turns into Penrhyn Isaf Road and take the second left onto Penrhos Drive.

Council Tax Band: "D"

Energy Performance Rating Band "C"

3 Bedroom
Semi Detached
House
49 Penrhos Drive
Penrhyn Bay
Conwy
LL30 3LP

£324,950

Reference Number: RP3553
16/04/2024

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: rhosonseafletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		