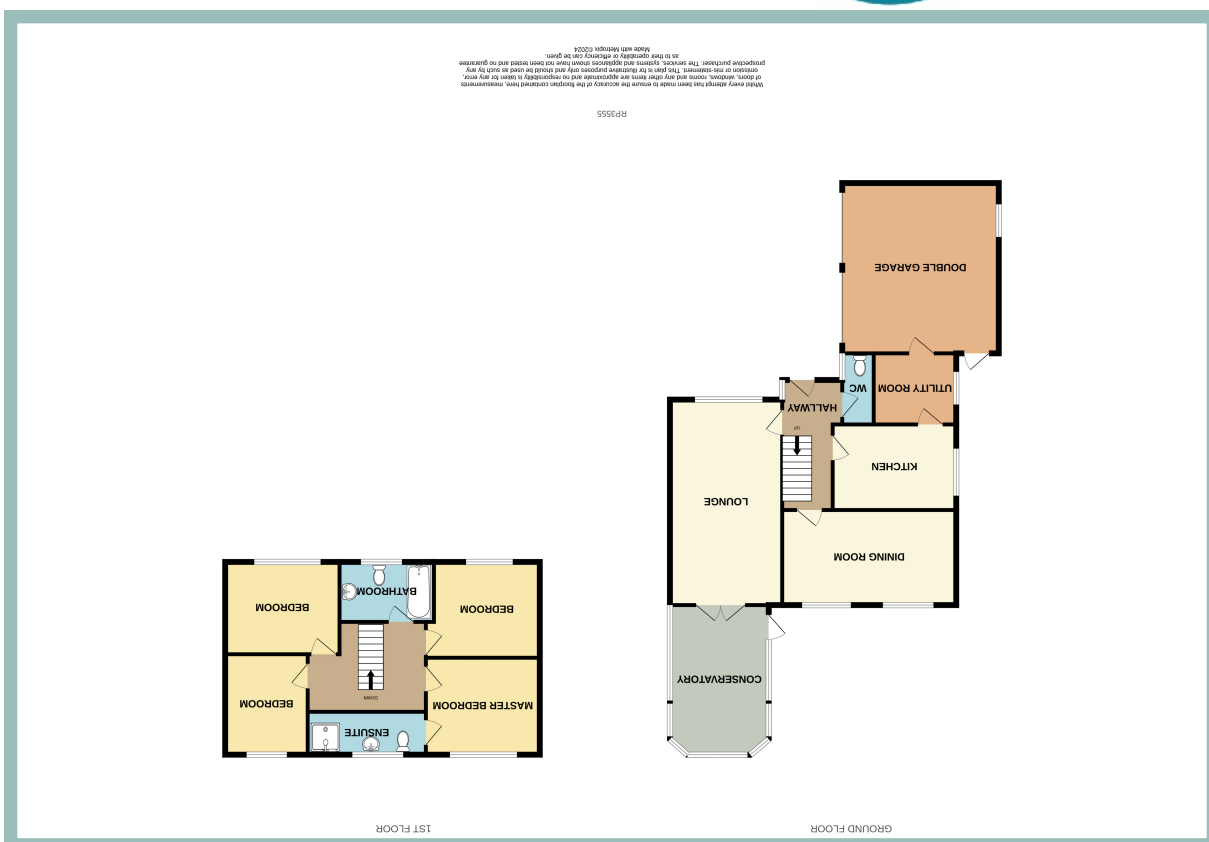


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



30 Plas Tudno
Penrhyn Bay
Conwy
LL30 3ER

Immaculately Presented Four Bedroom Detached House in a Sought After Residential Area

Description

This immaculately presented four bedroom detached house is situated at the end of a quiet Cul de Sac on a corner plot in the sought after residential area of Penrhyn bay, walking distance to the local shops, promenade, beach and Angel Bay.

The well maintained accommodation must be viewed to truly appreciate the spacious layout and location.

To the front of the property there is ample off road parking on the driveway and a double garage.

The accommodation on the ground floor comprises of:

Hallway, w.c, kitchen, good sized utility with access into the double garage, dining room, light and spacious lounge which flows into the large conservatory.

Stairs lead up to a spacious landing on the first floor where there are three double bedrooms, master bedroom and ensuite shower room and a family bathroom.

To the rear is a beautiful enclosed garden, lawned area and borders benefitting from well-established plants and shrubs. A paved patio seating area leads directly out from the conservatory and is an ideal spot for outside dining and entertaining with far reaching views to the mountains.

There is access around the side of the house to the double garage.

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



- ✓ IMMACULATE FOUR BEDROOM DETACHED HOUSE
- ✓ LARGE CONSERVATORY
- ✓ BEAUTIFUL ENCLOSED REAR GARDEN WITH FAR REACHING MOUNTAIN VIEWS

- ✓ DOUBLE GARAGE WITH AMPLE OFF ROAD PARKING
- ✓ CLOSE TO LOCAL SHOPS AND AMENITIES IN A SOUGHT AFTER AREA

4 Bedroom Detached House

30 Plas Tudno
Penrhyn Bay
Conwy
LL30 3ER

£399,950

Reference Number: RP3555
22/04/2024

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



4 Bedroom Detached House

30 Plas Tudno
Penrhyn Bay
Conwy
LL30 3ER

£399,950

Reference Number: RP3555
22/04/2024

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

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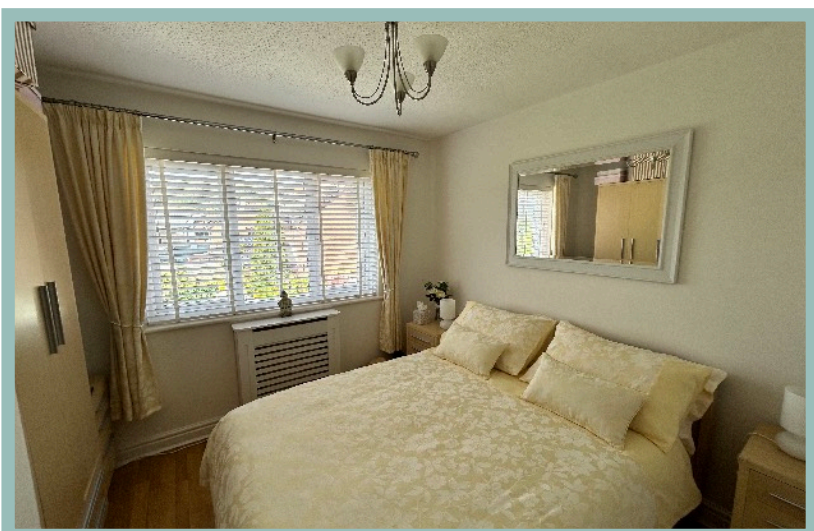
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Lounge

5.77m x 3.43m (18'11" x 11'3")

Dining Room

5.35m x 2.92m (17'7" x 9'7")

Conservatory

4.60m x 3.01m (15'1" x 9'11")

Kitchen

3.47m x 2.90m (11'5" x 9'6")

Utility Room

2.22m x 2.10m (7'4" x 6'11")

Master Bedroom

3.47m x 2.96m (11'5" x 9'9")

Ensuite

2.24m x 1.31m (7'4" x 4'4")

Bedroom Two

3.50m x 2.82m (11'6" x 9'3")

Bedroom Three

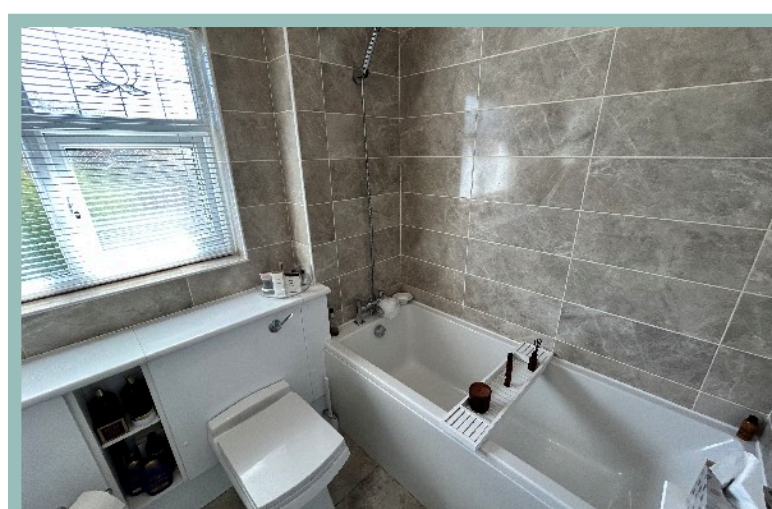
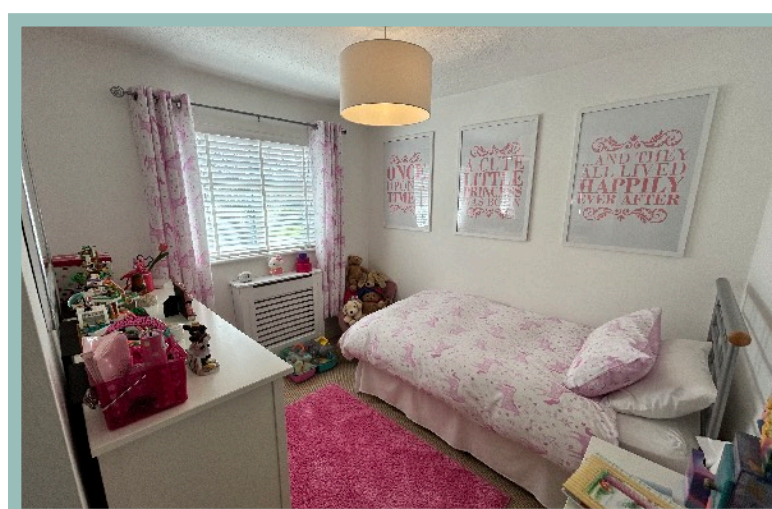
3.47m x 2.93m (11'5" x 9'8")

Bedroom Four

3.06m x 2.52m (10'0" x 8'3")

Bathroom

2.76m x 1.85m (9'1" x 6'1")



Garage

5.21m x 4.78m (17'1" x 15'8")

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

Location

The property is located in the sought after residential area of Penrhyn Bay, walking distance to the local shops, promenade and beach . Within easy reach of Llandudno and close to the popular seaside resort of Rhos on Sea.

Directions

From the Rhos On Sea office turn towards the promenade, turn right onto the promenade and first right onto Rhos Road, continue to the traffic lights, turn right onto Llandudno Road, continue onto Penrhyn Bay, proceed to the large roundabout, take the second exit onto Plas Penrhyn, take the fourth left onto Plas Tudno.

Council Tax Band F

Energy Performance Rating Band D

4 Bedroom Detached House

30 Plas Tudno
Penrhyn Bay
Conwy
LL30 3ER

£399,950

Reference Number: RP3555
22/04/2024

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Rhos-on-Sea, LL28 4PS

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Valuation

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