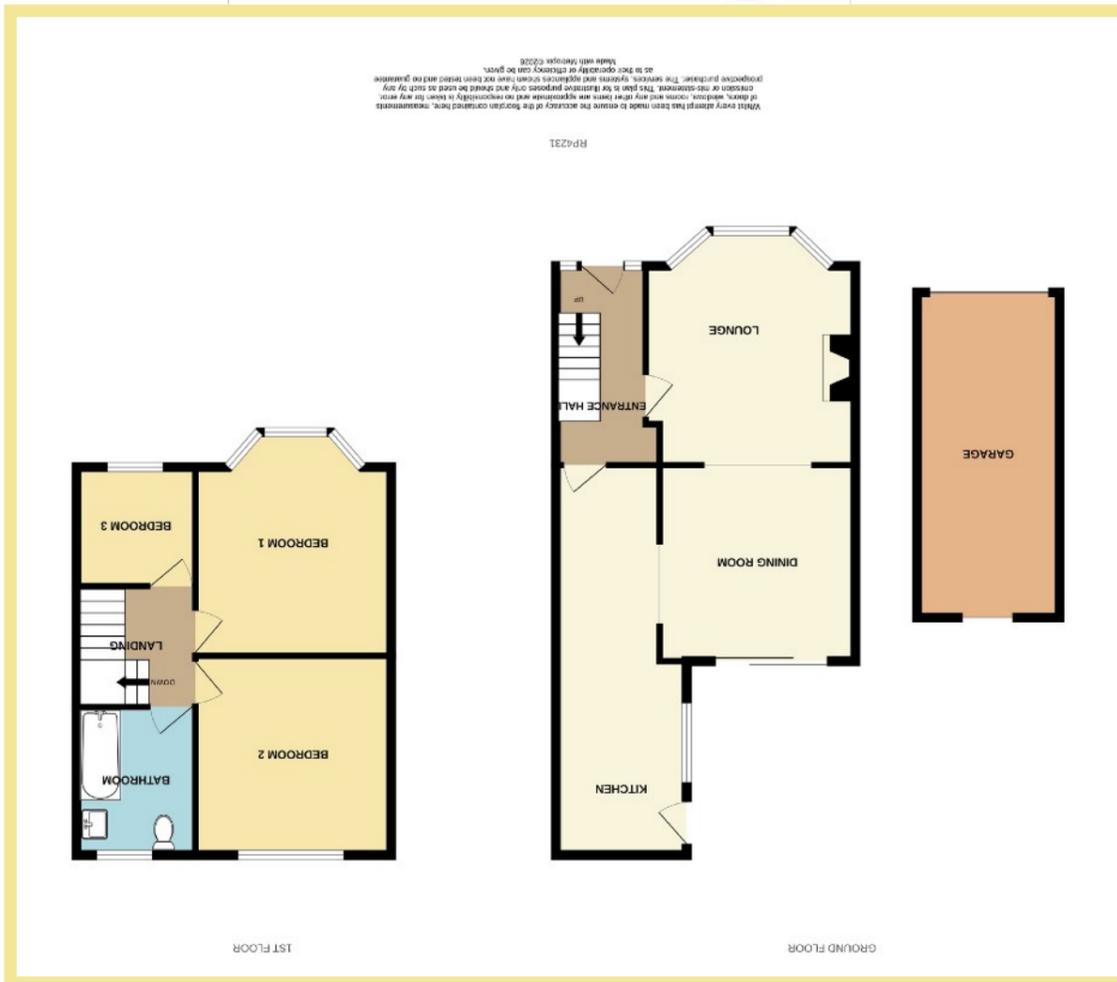


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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

F&P Fletcher & Poole



33 Llandudno Road
Penrhyn Bay
Conwy
LL30 3EP

IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOUSE SITUATED IN A HIGHLY DESIRABLE RESIDENTIAL AREA

Description

This three bedroom semi-detached family house has been treated to a comprehensive interior & exterior redecoration & renovation by the current owners to include:-

Full re-wire, full re-plaster, new plumbing throughout, upgraded insulation and high performance glazing for a quieter, warmer and more cost-effective home, engineered hardwood/tiling/carpets throughout the house, new roof in the extension which is fully insulated with new window and door.

Situated in the highly desirable & convenient residential area of Penrhyn Bay. Walking distance to the local shops, schools, promenade & beach. A short drive from both Llandudno & Colwyn Bay.

To the front of the property there is off road parking on the drive and access into the newly constructed garage with a state-of-the-art automated electric door system. The garage has full power and is an ideal size to be used as a gym or home office.

The rear garden is enclosed, fenced and laid to lawn with a composite decked patio seating area. The garage is also accessible from the rear garden.

The accommodation comprises of:-

Entrance hallway, light & spacious open-plan lounge/diner with bay window to the front and sliding doors into the rear garden. Opening into the new high-standard fitted kitchen which has modern units, plenty of storage space and integrated appliances to include:-

Oven, induction hob, extractor, washing machine & tumble dryer.

Stairs in the hallway take you up to two double bedrooms, a single bedroom and a new modern family bathroom with pristine bathroom suite.

The loft is fully boarded with power & velux window.

This family home benefits from gas central heating, UPVC double glazed windows. Early viewing is recommended to appreciate this well planned family home and it's desirable location.

- ✓ SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOUSE
- ✓ OPEN-PLAN KITCHEN/DINER
- ✓ OFF-ROAD PARKING
- ✓ ENCLOSED WRAP AROUND LOW MAINTENANCE GARDENS
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH

Hallway

13' 7" x 5' 5" (4.14m x 1.65m)

Lounge

14' x 12' 5" (4.27m x 3.78m)



Diner

11' 9" x 11' 9" (11.9m x 11.9m)

Kitchen

21' 7" x 7' 10" (6.59m x 2.38m)



Garage

19' 5" x 8' 6" (5.92m x 2.59m)

Bedroom One

13' 9" x 11' 1" (4.20m x 3.63m)



Bedroom Two

11' 11" x 11' 10" (3.63m x 3.60m)



Bedroom Three

7' 9" x 7' 3" (2.36m x 2.21m)

Bathroom

8' 8" x 6' 3" (2.64m x 1.89m)

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 the Rhos On Sea office turn left onto the Promenade, continue along this road merging onto Glan Y Mor Road, take the 2nd left after the golf course onto Pendorlan Road, continue to the roundabout and take the third exit onto Llandudno Road.

Council Tax Band: TBC (provided on www.voa.gov.uk)

Energy Performance Rating Band: TBC

Tenure: Freehold

3 Bedroom Semi Detached Home

33 Llandudno Road
Penrhyn Bay
Conwy
LL30 3EP

£319,950

Reference Number:RP4231
23/03/26

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
web: www.fletcherpoole.com

