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Fletcher & Poole



40 Llandudno Road
Penrhyn Bay
LL30 3HA

Beautifully Presented Three Bedroom Semi Detached Family Home Situated In A Highly Desirable Residential Area With Garden Office

Description

This beautifully presented three bedroom semi-detached family home is situated in the highly desirable residential location of Penrhyn Bay. Walking distance to the local shops, schools, promenade & beach and a short drive to both Llandudno & Rhos on Sea. To the front of the property there is substantial off road parking on the drive with access to the detached garage and the rear garden through gates at the side. The garden is south facing, lawned with decked patio seating area and beautifully maintained with well established trees, plants & shrubs. It is here that you find the Garden Office/Hobbies Room with full power and internet making it an ideal space to run a business or work from home. The property comprises of:- Entrance porch, light and spacious hallway with understairs storage, lounge with box bay window, feature fireplace and French doors into the L-shaped open plan kitchen/diner, good sized conservatory and utility room. French doors lead out into the garden from the conservatory. Stairs from the hallway lead to the first floor where there is a good sized landing with stained glass window, three large double bedrooms, family bathroom with bath and shower and separate w.c. Benefitting from UPVC double glazed windows and gas central heating throughout. Viewing is highly recommended to appreciate this spacious family home, convenient and desirable location and with the benefits of home-working from the garden office.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME
- ✓ GARDEN OFFICE/HOBBIES ROOM
- ✓ SOUTH FACING REAR GARDEN
- ✓ OFF ROAD PARKING & DETACHED GARAGE
- ✓ OPEN PLAN KITCHEN/DINER
- ✓ CONSERVATORY
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH

Porch

2.76m x 1.46m (9'1" x 4'10")

Hallway

3.88m x 1.84m (12'9" x 6'1")

Lounge

5.03m x 3.85m (16'6" x 12'8")



Kitchen/Diner

6.92m x 4.42m (22'8" x 14'6")



Conservatory

3.37m x 3.21m (11'1" x 10'7")

Utility Room

2.87m x 1.24m (9'5" x 4'1")

Bedroom One

4.44m x 3.86m (14'7" x 12'8")

Bedroom Two

4.10m x 3.85m (13'6" x 12'8")

Bedroom Three

3.00m x 2.71m (9'10" x 8'11")

Bathroom

2.68m x 2.23m (8'10" x 7'4")

W.C.

1.70m x 0.87m (5'7" x 2'11")

Garage

4.82m x 2.82m (15'10" x 9'3")

Garden Office/Hobbies Room

2.69m x 2.21m (8'10" x 7'3")

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 where No 40 can be found on the left.

Council Tax Band: "E"
Energy Performance Rating Band D

3 Bedroom Semi Detached House

40 Llandudno Road
Penrhyn Bay
LL30 3HA

£289,950

Reference Number:RP3932
16/04/25

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		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		