

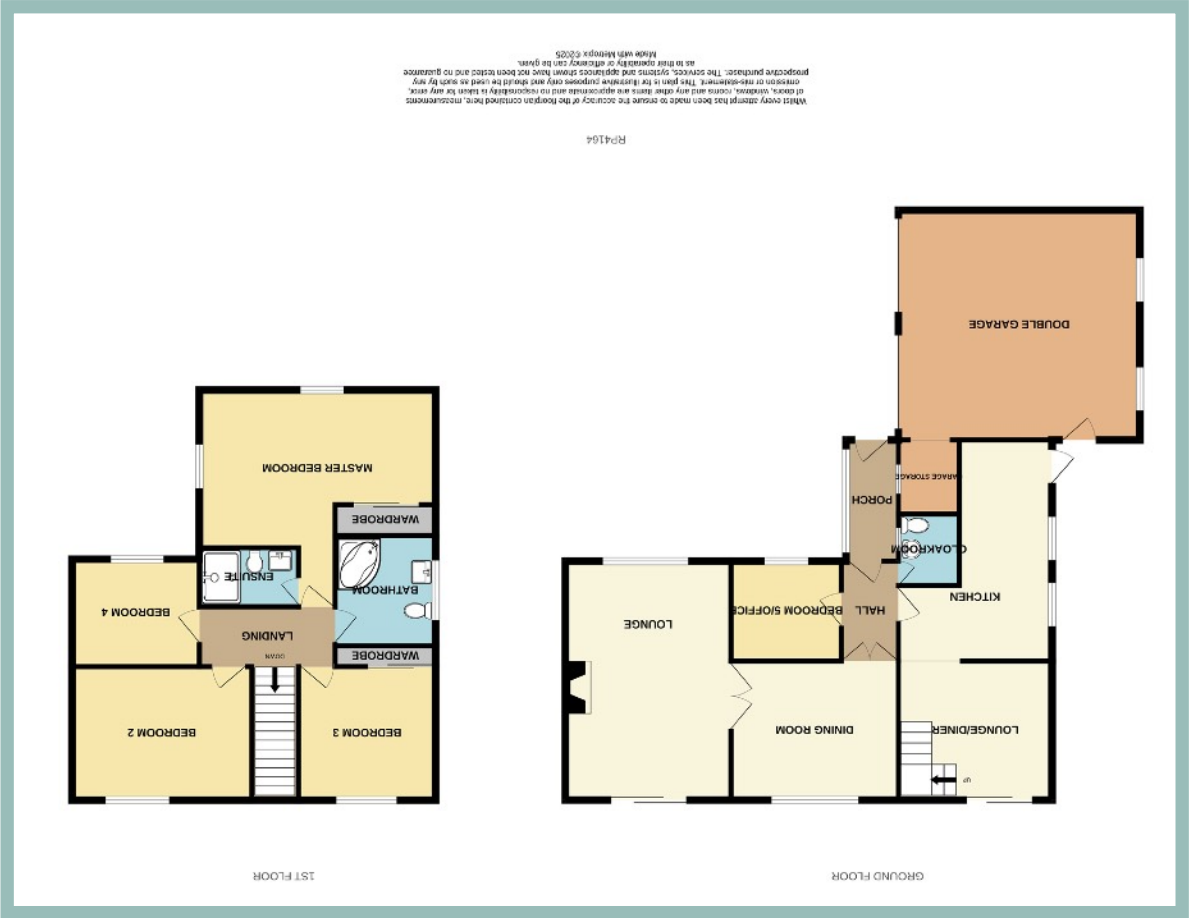
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



5 Maes Y Gwenith  
Penrhyn Bay  
LL30 3ES



# Spacious & Well Planned Five Bedroom Detached Family House Situated In A Highly Desirable Residential Area

## Description

This spacious & well planned five bedroom detached family home is situated in a quiet cul-de-sac in the highly desirable residential area of Penrhyn Bay. Walking distance to the local shops, schools, promenade & beach. A short drive from both Llandudno & Colwyn Bay for further amenities.

To the front there is substantial off-road parking on the drive and access into the double garage. The enclosed gardens to the side & rear are laid to lawn with fenced and hedged borders and patio seating area.

Early viewing is recommended to appreciate this spacious family house and it's quiet yet convenient and desirable location.

The accommodation comprises of:-

Glazed porch, hall, cloakroom, light & spacious lounge with beautiful vaulted ceiling, feature marble & gas fireplace and sliding doors into the garden, double doors into the dining room, modern fitted kitchen with "Rangemaster Cooker" and integrated appliances to include:-

Fridge/freezer and microwave oven. Door into the garden from the kitchen and sliding doors into the garden from the lounge/diner. The 5th bedroom/office is also found on the ground floor.

Stairs in the kitchen/diner lead up to the 1st floor where there is a Master bedroom with ensuite shower room & fitted wardrobes, a further three double bedrooms and a family bathroom.

The double garage has space & plumbing for a washing machine & dryer.

- ✓ SPACIOUS & WELL PLANNED FIVE BEDROOM DETACHED FAMILY HOUSE
- ✓ DOUBLE GARAGE
- ✓ OFF ROAD PARKING
- ✓ GOOD SIZED ENCLOSED SIDE & REAR GARDENS
- ✓ QUIET CUL-DE-SAC LOCATION
- ✓ WALKING DISTANCE TO LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH
- ✓ SITUATED IN A HIGHLY DESIRABLE RESIDENTIAL AREA
- ✓ NO CHAIN



5 Bedroom  
Detached  
House

5 Maes Y Gwenith  
Penrhyn Bay  
LL30 3ES

£414,950

Reference Number: RP4164  
9/12/25

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: [rhos@fletcherpoole.com](mailto:rhos@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)







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### Porch

3.46m x 1.21m (11'4" x 4'0")

### Hallway

2.53m x 1.34m (8'4" x 4'5")

### Cloakroom

2.66m x 1.34m (8'9" x 4'5")

### Lounge

4.77m x 3.83m (15'8" x 12'7")

### Dining Room

4.36m x 3.24m (14'4" x 10'8")

### Kitchen

5.22m x 3.51m (17'2" x 11'6")

### Lounge/Diner

3.51m x 3.11m (11'6" x 10'3")

### Bedroom Five/Office

2.55m x 2.33m (8'5" x 7'8")

### Master Bedroom

5.44m x 3.32m (17'10" x 10'11")

### Ensuite

1.98m x 1.36m (6'6" x 4'6")

### Bedroom Two

4.15m x 3.10m (13'8" x 10'2")

### Bedroom Three

3.38m x 2.49m (11'1" x 8'2")

### Bedroom Four

3.12m x 2.48m (10'3" x 8'2")

### Bathroom

2.44m x 2.39m (8'0" x 7'10")





Double Garage

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5.57m x 5.34m (18'3" x 17'6")

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 our Rhos-on-Sea office turn towards the Promenade, turn left onto the Promenade, continue along Marine Drive, pass the golf course on the left, continue to the roundabout, take the second exit left onto Plas Penrhyn, Maes Y Gwenith can be found on the left hand side.

Council Tax Band F

Energy Performance Rating Band TBC

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