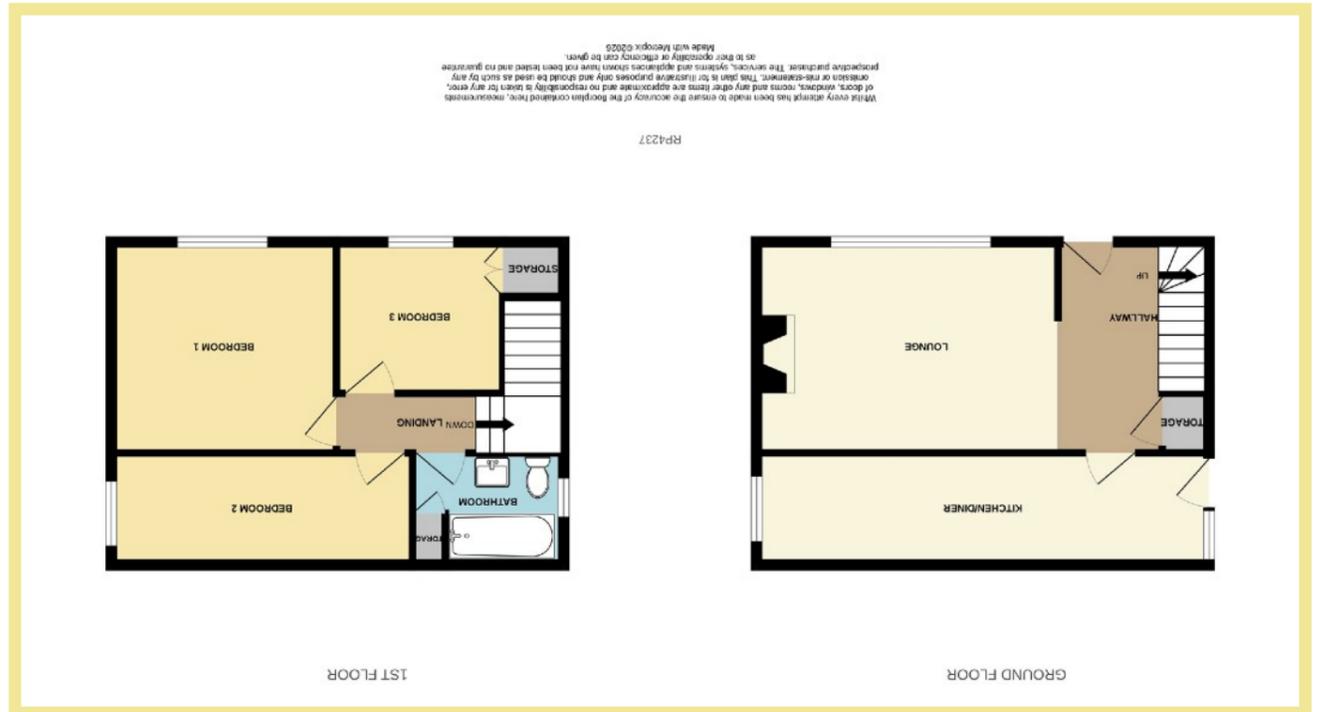


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Cybi Cottage  
Pen Y Parc Terrace  
Penrhynside  
LL30 3BW

# STYLISH DETACHED THREE BEDROOM COTTAGE SITUATED IN THE QUIET & POPULAR VILLAGE OF PENRHYSIDE

## Description

“Cybi Cottage” is stylish & detached with three bedrooms. Situated in the quiet, yet popular village of Penrhynside with it's 2 local pubs and lovely country walks on your doorstep.

Close to the local shops, schools, promenade & beach in Penrhyn Bay. A short drive to both Llandudno & Colwyn Bay.

The cottage comprises of:-

Entrance hall with feature slate wall and built-in under stairs storage opening into the lounge with fireplace and log burner, kitchen/diner/utility with integrated appliances to include:-fridge freezer, oven, 4 burner gas hob, extractor and Belfast sink. Space & plumbing for a washing machine and tumble dryer in the utility area with access door out onto the yard at the side of the property.

Stairs in the hall take you up to three double bedrooms and modern bathroom with rainfall shower over the bath.

Gas central heating & UPVC double glazed windows are throughout the cottage.

Viewing is essential to appreciate this stylish cottage and it's quiet, yet convenient location.

- ✓ STYLISH THREE BEDROOM DETACHED COTTAGE
- ✓ 3 DOUBLE BEDROOMS
- ✓ SITUATED IN A QUIET, POPULAR VILLAGE
- ✓ CLOSE TO LOCAL SHOPS, SCHOOLS, PROMENADE & BEACH

## Hallway

10' 9" x 7' 8" (3.25m x 2.33m)

## Lounge

13' 5" x 10' 6" (4.08m x 3.20m)



## Kitchen/Diner/Utility

23' 1" x 5' 9" (7.03m x 1.74m)



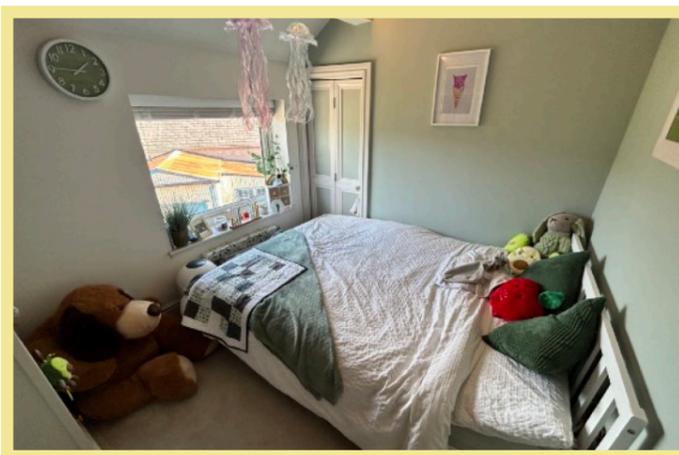
## Bedroom One

11' 5" x 10' 10" (3.49m x 3.29m)



## Bedroom Two

15' 4" x 5' 9" (4.68m x 1.74m)



## Bedroom Three

8' 6" x 7' 7" (2.58m x 2.31m)

## Bathroom

7' 7" x 5' 9" (2.31m x 1.75m)



## Location

The property is located in an elevated position on the outskirts of the semi-rural Village of Penrhynside. It is within close proximity of the local shops, supermarket and other amenities of Penrhyn Bay. The popular Victorian Resort of Llandudno with its wealth of shops, cafes, restaurant, attractions is 2 miles in distance.

## Directions

From the Rhos-on-Sea office turn left onto the promenade, proceed through Penrhyn Bay, straight across at the roundabout. Just before the “Llandudno Welcomes You” sign take the left turn for Penrhynside which will take you onto Pendre Road. Take a right turn onto Bryn Gwynt Lane and another right (walking) onto Pen y Parc Terrace where Cybi Cottage can be found halfway down on your left

Council Tax Band: C (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band: D

Tenure: Freehold

## 3 Bedroom Cottage

Cybi Cottage  
Pen Y Parc Terrace  
Penrhynside  
LL30 3BW

**£199,950**

Reference Number:RP4237  
19/03/26

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

