

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.

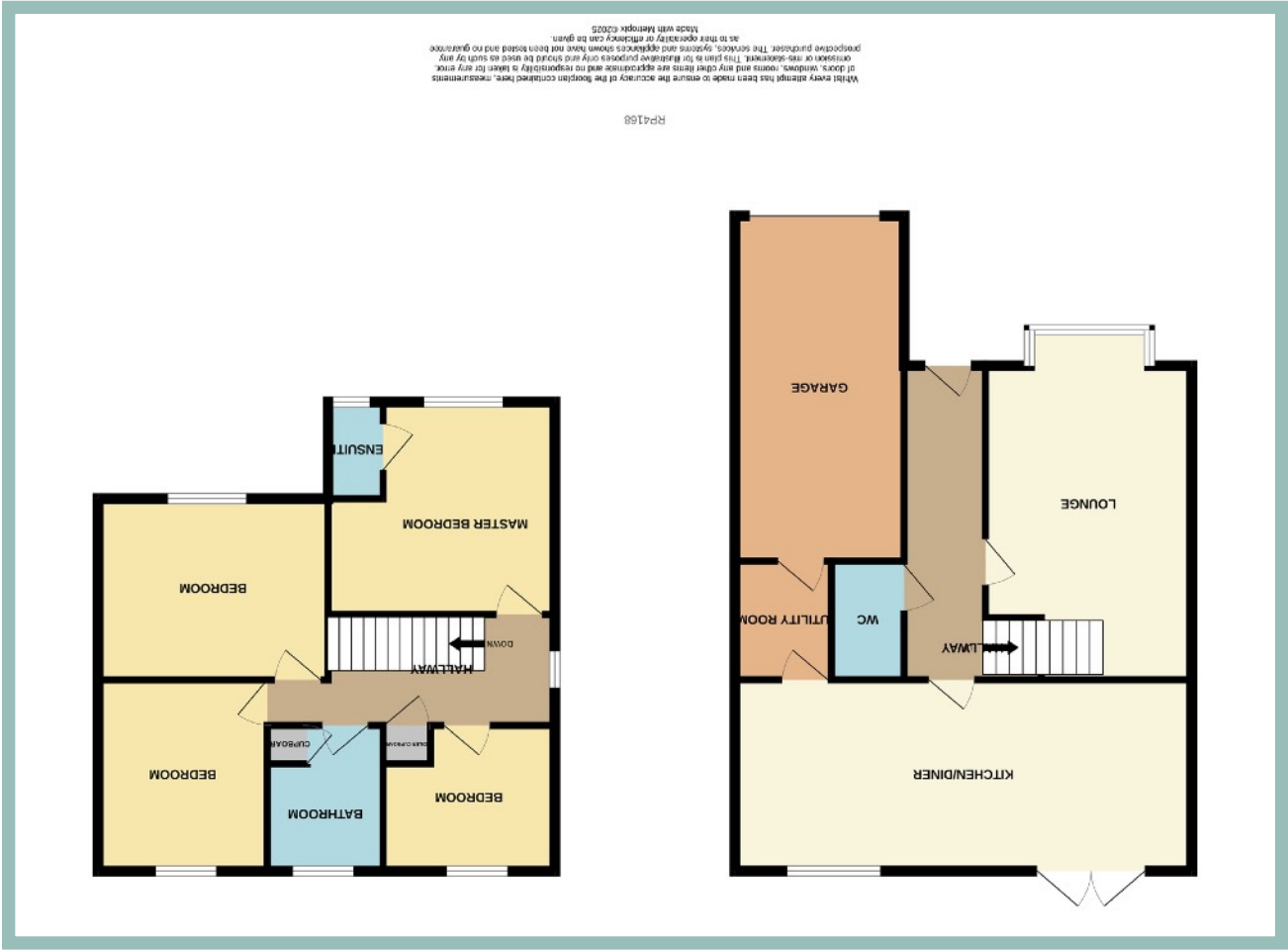
Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



Fletcher & Poole

DIAMOND COLLECTION

www.fletcherpoole.com



3 Parc Pentywyn
Deganwy
LL30 9FP

Stunning Four Bedroom Detached House Situated In A Sought After Location With Distant Hillside Views

Description

A stunning four bedroom detached house, situated on the popular Beech development. The property is less than 5 years old and has a 10 year LABC guarantee. The property also benefits from UPVC double glazing, gas CH and has a six solar panel system on the roof to help reduce bills and viewing is highly recommended to appreciate the presentation throughout, location with hillside views and landscaped gardens.

The accommodation on the ground floor briefly comprises, open porch, hallway with modern contemporary W.C, spacious lounge with feature bay window, electric flame effect fire and plush carpets, modern open plan kitchen/diner which runs the full width of the property and benefits from a modern fitted kitchen, with quartz worktops, under mounted sink, kickboard lighting and integrated appliances, French doors provide access onto a raised patio area, separate utility room with quartz worktops and plumbing for a washing machine and tumble dryer, with a door which leads you through into an integral garage with an up and over electric door.

Upstairs is a light and spacious landing, airing cupboard, a large master bedroom with modern contemporary ensuite shower room, a further two good sized double bedrooms, a smaller single bedroom, modern contemporary bathroom with shower over the bath and a good sized cupboard for storage.

Outside to the front is a block paved driveway with off road parking for three cars, with borders containing mature shrubs. The rear sunny garden is enclosed with fenced borders, a raised patio runs the full width of the property with hillside views, with steps which lead you down to a further area laid to lawn with borders containing mature shrubs and trees.

- ✓ STUNNING FOUR BEDROOM DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER LOCATION WITH HILLSIDE VIEWS
- ✓ OFFERS MODERN OPEN PLAN LIVING
- ✓ FOUR BEDROOMS TWO BATHROOMS
- ✓ SUNNY LANDSCAPED GARDENS
- ✓ OFF ROAD PARKING & GARAGE



4 Bedroom
Detached
House

3 Parc Pentwyn
Deganwy
LL30 9FP

£499,950

Reference Number: RP4168
10/12/2025

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





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Lounge
5.71m x 3.67m (18'9" x 12'1")

Kitchen/Diner
7.63m x 3.13m (25'0" x 10'3")

W.C.
1.91m x 0.96m (6'3" x 3'2")

Utility
1.91m x 1.57m (6'3" x 5'2")

Master Bedroom
3.98m x 3.54m (13'1" x 11'8")

Ensuite
2.24m x 1.17m (7'4"x 3'10")

Bedroom Two
3.84m x 3.01m (12'7"x 9'11")

Bedroom Three
3.37m x 2.61m (11'1" x 8'7")

Bedroom Four
2.80m x 2.35m (9'2"x 7'9")

Bathroom
2.24m x 2.06m (7'4" x 6'9")

Airing Cupboard
0.88m x 0.75m (2'11" x 2'6")

Cupboard
0.65m x 0.55m (2'2" x 1'10")



Garage

5.78m x 2.57m (19'0" x 8'5")

Location

The property is located in a quiet residential area of Llandudno, on the outskirts of the busy coastal resort with its wealth of shops and other amenities, Victoria Pier and promenade, theatre, ski slope and swimming pool. The walled town of Conwy also within a short distance.

Directions

From our Conwy office proceed back around the one way system and over the Bridge in the direction of Deganwy. Bear left at the roundabout towards Llandudno. Turn right onto Pentywyn Road and follow the road until you come to Parc Pentywyn estate on the right. Turn into Parc Pentywyn and take the first right where number 3 can be found on your left.

Council Tax Band: “F” (provided on voa.gov.uk)

Energy Performance Rating Band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

4 Bedroom
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