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[www.fletcherpoole.com](http://www.fletcherpoole.com)

**Fletcher & Poole**  
DIAMOND COLLECTION



38 St Annes Gardens  
Llanrhos  
Conwy  
LL30 1SD

# THREE DOUBLE BEDROOM, TWO BATHROOM VERSATILE DETACHED HOME WITH GARDENS, PARKING, AND GARAGE IN MOST TRANQUIL, AND CONVENIENT LOCATION

## Description

Nestled within a quiet, yet highly convenient and sought-after village between Llandudno and Deganwy, this beautifully presented three-bedroom detached home offers spacious yet easily manageable accommodation, perfect for a range of buyers.

Recently updated and thoughtfully improved, the property boasts a modern fitted kitchen complete with integrated appliances, along with two stylishly refurbished bathrooms. The layout is both versatile and practical, featuring a ground floor bedroom and bathroom — ideal for guests, multi-generational living or those seeking single-level convenience. The open-plan living and dining room creates a bright and welcoming heart to the home, seamlessly flowing into the conservatory, which provides superb indoor/outdoor living space to be enjoyed all year round.

To the first floor are two generous double bedrooms, a contemporary bathroom and useful deep eaves storage, offering excellent additional practicality.

Externally, the property continues to impress with well-manicured gardens to the rear and side, providing attractive and private outdoor spaces. A detached garage and driveway offer ample off-road parking, while distant sea views add a delightful finishing touch to this appealing home.

Combining peaceful village living with easy access to the amenities and coastline of Llandudno and Deganwy, this is a wonderful opportunity to acquire a stylish and well-maintained detached residence in a prime coastal location.

- \* THREE-BEDROOM DETACHED HOME IN A QUIET YET CONVENIENT AND HIGHLY SOUGHT-AFTER VILLAGE LOCATION
- \* IDEALLY SITUATED BETWEEN LLANDUDNO AND DEGANWY
- \* RECENTLY UPDATED MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- \* TWO STYLISHLY REFURBISHED BATHROOMS
- \* CONSERVATORY PROVIDING EXCELLENT YEAR-ROUND INDOOR/OUTDOOR LIVING SPACE
- \* WELL-MANICURED GARDENS TO THE REAR AND SIDE
- \* DETACHED GARAGE AND PRIVATE DRIVEWAY
- \* DISTANT SEA VIEWS



3 Bedroom Detached Home

38 St Annes Gardens  
Llanrhos  
Conwy  
LL30 1SD

**£450,000**

Reference Number: FP8542  
5/3/2026

Fletcher & Poole,  
3 Lancaster Square,  
Conwy LL32 8HT

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 583100  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

## Location

The property is located in the quiet residential area of Llanrhos on the outskirts of the busy coastal resort of Llandudno with its wealth of shops and other amenities, Victorian Pier and Promenade, Theatre, Ski Slope and Swimming Pool. It is convenient for the A55 for easy access to Chester and the motorways beyond. The walled town of Conwy is also within a short distance.

## Directions

From our Conwy office go back over the bridge and turn left at the roundabout for Deganwy. Continue along Deganwy Road, then turn right onto Pentwyn Road. Continue along this road until just before you reach the mini roundabout in Llanrhos where the left turn for St Annes Gardens is located. Continue along the road to the end of the cul-de-sac.

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

Tenure: Freehold

Energy Efficiency Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall

Reception Hallway

Living Room

17' 10" x 15' 2" 5.44m x 4.62m

Dining Area

11' 9" x 9' 11" 3.58m x 3.02m

Kitchen/Diner

12' 11" x 12' 4" 3.94m x 3.76m

Bedroom One

12' 11" x 12' 4" 3.94m x 3.76m

Ensuite

7' 9" x 6' 5" 2.36m x 1.95m

Conservatory

12' 6" x 12' 4" 3.81m x 3.76m

Landing

Bedroom Two

13' x 12' 5" 3.96m x 3.78m

Bedroom Three

10' 7" x 8' 1" 3.22m x 2.46m

Bathroom

7' 5" x 6' 9" 2.26m x 2.06m

Eaves Storage

Detached Garage

