

**Bryan Davies  
+ Associates**

SELLING HOMES 7 DAYS A WEEK

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**Please contact Rhos on Sea Office**



**£222,500**

**18 Penrhyn Beach East, Penrhyn Bay, Llandudno, LL30 3NT**

A Well Maintained Link Detached Four Bedroom Home situated on the much favoured Penrhyn Beach near to the promenade, local shops, and bus services to Llandudno.

The well planned accommodation comprises: upvc double glazed porch; entrance hall; ground floor cloakroom; lounge with double doors into the dining room leading onto the conservatory; fitted kitchen with door leading onto covered walkway with utility area, doors to front and rear and integral garage. A staircase from the hall leads to the first floor landing; four bedrooms and shower room. The property affords upvc double glazed windows and gas central heating. Outside the front garden is laid for ease of maintenance; driveway parking leads to the garage; to the rear there is an attractive low maintenance garden laid to paving and shingle with flowering borders, timber garden shed and greenhouse.

**WE HAVE NOT TESTED THE SYSTEM, THE BOILER OR ANY APPLIANCES**

**[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)**

# 18 Penrhyn Beach East, Penrhyn Bay, Llandudno, LL30 3NT

## The accommodation comprises:

Upvc double glazed porch with views towards the Little Orme and sea to side.

Inner glazed door to the:

### ENTRANCE HALL

Under stairs storage, meter cupboard, telephone point, radiator.

### CLOAKROOM

Wall mounted wash hand basin, low flush w.c., cupboard housing gas central heating boiler, radiator.

### LOUNGE

5.04m x 3.83m (16'6" x 12'7") Decorative fire surround with marble hearth, fitted electric fire, gas fire point, two wall light points, radiator, front aspect view to the Little Orme.



Double doors to the:

### DINING ROOM

3.59m x 3.51m (11'9" x 11'6") Radiator.

Double glazed sliding door to the:

### UPVC DOUBLE GLAZED CONSERVATORY

3.52m x 3.40m (11'7" x 11'2") Lead glazed top lights, radiator, upvc double glazed door to garden.



### KITCHEN (accessed by Dining Room and Entrance Hall)

3.58m x 2.10m (11'9" x 6'11") Range of wall, base and drawer units with cornices and open shelves, round edge worktops incorporating 1½ bowl sink and mixer tap, four ring gas hob and extractor, plumbing for dishwasher, tiling in between units, alcove storage.



Glazed door to the:

### COVERED WALKWAY

Upvc double glazed doors to the front and rear.

### UTILITY AREA

Plumbing for an automatic washing machine, integral door to garage.

A staircase from the hall leads to the:

### FIRST FLOOR LANDING

### PRINCIPAL BEDROOM

3.83m x 3.53m (12'7" x 11'7") Maximum to include door recess, vanity wash hand basin with storage, radiator, Little Orme view.





# 18 Penrhyn Beach East, Penrhyn Bay, Llandudno, LL30 3NT

## VIEW FROM PRINCIPAL BEDROOM



## REAR ASPECT



## BEDROOM 2

3.60m x 3.52m (11'10" x 11'7") Including range of fitted bedroom furniture, radiator.



## BEDROOM 3

2.58,m x 2.54m (8'6" x 8'4") Built in shelved storage, telephone point, radiator.

## BEDROOM 4

2.71m x 2.11m (8'11" x 6'11") Radiator.

## SHOWER ROOM

Panelled ceiling and walls, corner shower cubicle, vanity wash hand basin with storage, low flush w.c., chrome towel radiator, electric shaver point, shelved linen cupboard.

## OUTSIDE

### FRONT GARDEN

Laid for ease of maintenance.

### DRIVEWAY PARKING

Leads to the:

### GARAGE

6.34m x 2.72m (20'10" x 8'11") Electric remote control up and over door, power and light.

## ATTRACTIVE LOW MAINTENANCE REAR GARDEN

Laid to paving and shingle with flowering borders, timber garden shed and greenhouse.



## TENURE

The property is held on Freehold tenure.

## COUNCIL TAX

Council Tax Band is E - obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

Ref: V2236 090514 191114

# 18 Penrhyn Beach East, Penrhyn Bay, Llandudno, LL30 3NT

## DIRECTIONS:

From our Rhos on Sea office continue along Penrhyn Avenue and at the end turn left onto Marine Drive. Proceed along Marine Drive passing Rhos on Sea Golf Course on your left and continue into Glan y Mor Road. Turn 2nd right into Beach Drive (pillar box on corner) follow the road and at the junction turn left onto Penrhyn Beach East. No.18 is on the left hand side.

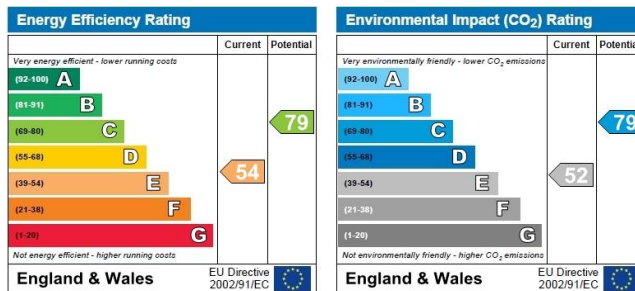
## RHOS ON SEA OFFICE OPENING HOURS

Monday - Friday: 8.30am to 5.30pm

Saturday: 8.30am to 4.00pm

Sunday: 12.00 to 3.00pm

Ref: 2236



We will be pleased to arrange a viewing of this Home

01492 875125 or 01492 544551

e mail: rhos@bdahomesales.co.uk

