49 Penrhyn Beach East
Penrhyn Bay
Conwy
LL30 3NY





Fletcher & Poole
DIAMOND COLLECTION

www.fletcherpoole.com

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 traveling some distance to view the property.

SITUATED ON THE HIGHLY DESIRABLE "PENRHYN BEACH" DEVELOPMENT WITH ACCESS TO THE BEACH ONLY 25 METRES AWAY. TWO BEDROOM DETACHED BUNGALOW WITH EXTENSIVE OFF-ROAD PARKING AND LANDSCAPED GARDENS.

Description

Situated on the highly desirable "Penrhyn Beach" on a large plot with beautiful wrap-around landscaped gardens to the front and access to the beach only 25 metres away. Walking distance to the local shops, promenade, golf club & other amenities. A short drive from both Llandudno & Colwyn Bay.

This light & spacious two bedroom detached bungalow has far-reaching sea views from the lounge and extensive off-road parking on the driveway for numerous cars/motorhome and/or a boat with an integral double garage which has a workshop to the rear & electric roller doors.

Benefitting from gas central heating & UPVC double-glazed windows and doors throughout. Early viewing is highly recommended to appreciate the spacious layout, fabulous location and potential this bungalow offers.

The interior accommodation offers:- Porch, hallway with cloakroom, light & spacious lounge with triple-aspect windows and sea views, open-plan kitchen/diner with attractive light grey high-quality units, marble-effect worktops, pop-up plugs. Flooded with light from the skylight and bi-fold doors into the conservatory.

Utility room with access into the double garage/workshop. The master bedroom has dual-aspect windows an en-suite bathroom with jacuzzi bath and the potential to be converted into two bedrooms, thus easily making the property into a three bedroom bungalow. A second double bedroom and a separate shower room complete the property.

The rear garden is landscaped & the borders are covered with ornamental stone and wood chip for easy maintenance, flagged patio seating area-creating a perfect place for outside dining & entertaining. Lawned area with mature fruit trees, plants, shrubs & two garden sheds. The garden room is situated on an elevated patio overlooking the garden with electric & tv points with the potential to be used as a home office.

- ✓ LIGHT & SPACIOUS TWO BEDROOM DETACHED BUNGALOW
- ✓ POTENTIAL TO CREATE A 3RD BEDROOM
- ✓ SITUATED ON THE HIGHLY DESIRABLE "PENRHYN BEACH"
- ✓ ACCESS TO THE BEACH ONLY 25 METRES AWAY
- ✓ EXTENSIVE OFF-ROAD PARKING
- ✓ INTEGRAL DOUBLE GARAGE & WORKSHOP
- ✓ GARDEN OFFICE
- ✓ LANDSCAPED REAR GARDENS WITH PATIO SEATING AREA & GARDEN SHED
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, PROMENADE, GOLF CLUB & BEACH
- ✓ FREEHOLD











2 Bedroom Detached Bungalow

49 Penrhyn Beach East
Penrhyn Bay
Conwy
LL30 3NY

£565,000

Reference Number: RP4446
19/10/2026

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











Porch

1.83m x 1.33m (6'0" x 4'4")

Kitchen/Diner

7.27m x 3.24m (23'10" x 10'8")

Lounge

6.04m x 4.17m (19'10" x 13'8")

Cloakroom

1.64m x 0.85m (5'5" x 2'10")

Cupboard

1.57m x 0.66m (5'2" x 2'2")

Bedroom One

6.11m x 3.62m (20'1"x 11'11")

Potential to create 2 bedrooms at 3.62m x 3.01m & 3.62m x 3.18m

Ensuite Bathroom

2.69m x 1.65m (8'10" x 5'5")

Bedroom Two

5.03m x 2.72m (16'6" x 8'11")

Shower Room

2.82m x 1.64m (9'3" x 5'5")

Conservatory

4.21m x 3.15m (13'10" x 10'4")

Utility

2.58m x 2.30m (8'6" x 7'7")

Double Garage/Workshop

8.40m x 5.12m (27'7" x 16'10")



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Location

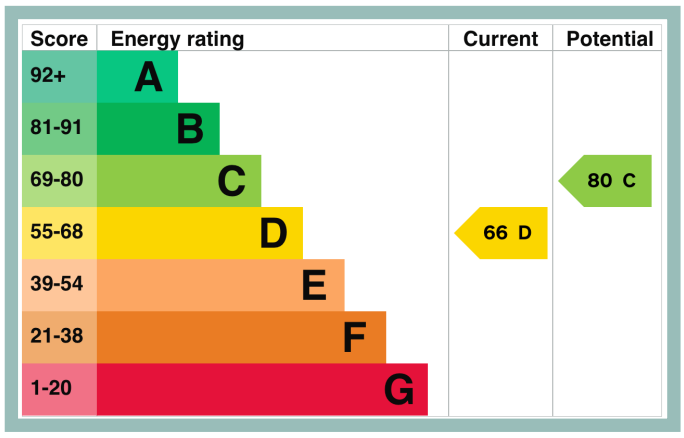
The property is conveniently located in Penrhyn Bay close to the local shops and other amenities, close to a bus route and the golf course. The Victorian resort of Llandudno is approximately three miles distance.

Directions

From the Rhos On Sea office turn towards the Promenade, turn left onto the promenade, continue along this road merging onto Glan Y Mor Road, turn right onto Beach Drive, turn right at the T Junction onto Penrhyn Beach East.

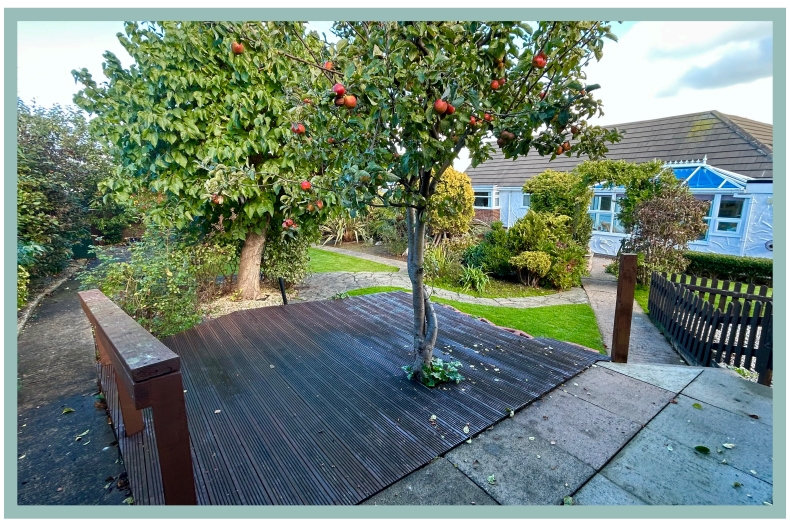
Council Tax Band: "G" (provided on voa.gov.uk)

Energy Performance Rating Band D











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