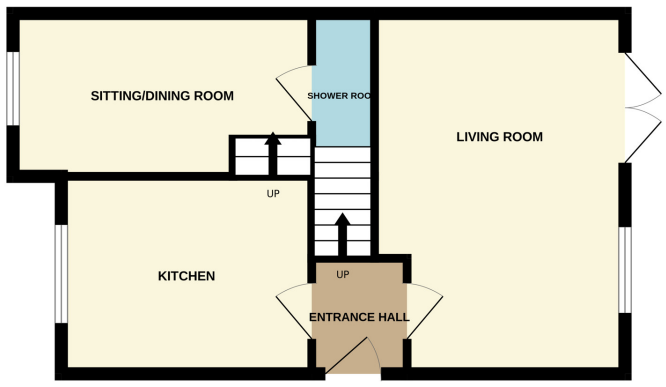
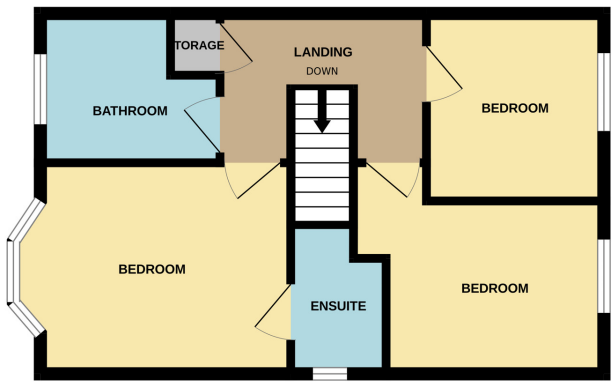


12 Conolly Close
Penrhyn Bay
Conwy
LL30 3FP

GROUND FLOOR



1ST FLOOR



RP 4453

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN A SOUGHT AFTER LOCATION & CLOSE TO THE PROMENADE

Description

A beautifully presented three-bedroom semi-detached home, situated in a sought-after residential area within walking distance of local shops, schools, the promenade and beach.
The well-planned accommodation comprises a good-sized lounge featuring a log burner and French doors opening onto the rear garden. The kitchen benefits from integrated appliances, with steps leading down to a versatile dining/sitting room and a convenient shower room.
To the first floor are two double bedrooms, one benefiting from an en-suite, a further single bedroom and a modern family bathroom.
From the landing there is access by the loft ladder to the fully boarded attic.
The property also benefits from a selection of new radiators and windows, gas central heating, and UPVC double glazing.
Externally, the property offers off-road parking to the front. To the rear is an enclosed garden, laid to lawn with a paved seating area and a hot tub beneath a pergola, providing an ideal space for relaxing and entertaining while enjoying views towards the mountains and surrounding countryside. Viewing is highly recommended to appreciate the beautifully presented accommodation, attractive outdoor space and popular, convenient location.

Agent note: The hot tub is not included in the sale but is available to purchase separately.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- ✓ SITUATED IN A SOUGHT AFTER LOCATION & CLOSE TO THE PROMENADE
- ✓ ENCLOSED REAR GARDEN
- ✓ OFF ROAD PARKING
- ✓ FREEHOLD

Lounge

17′ 3″ x 11′ 3″ (5.25m x 3.42m)



Kitchen

11′ 2″ x 8′ 10″ (3.40m x 2.70m)



Sitting Room/Dining Room

13′ 2″ x 7′ 4″ (4.02m x 2.23m)

Shower Room

7′ 4″ x 2′ 10″ (2.23m x 0.86m)

Bedroom

11′ 2″ x 9′ 11″ (3.41m x 3.02m)



Ensuite

6′ 10″ x 4′ 11″ (2.08m x 1.51m)

Bedroom

11′ 5″ x 8′ 7″ (3.48m x 2.61m)



Bedroom

8′ 4″ x 8′ 3″ (2.55m x 2.51m)

Bathroom

7′ 9″ x 7′ 1″ (2.35m x 2.16m)



Location

The property is located in the popular area of Penrhyn Bay. Within easy reach of Llandudno and close to the popular seaside resort town of Rhos On Sea.

Directions

From the Rhos on Sea office turn towards the Promenade, turn left onto the Promenade, continue along this road passing the golf course on the left, at the roundabout take the second exit onto Plas Penrhyn, turn right onto Oliver Jones Drive, turn left onto Conolly Close.

Council Tax Band: D (provided on www.voa.gov.uk)
Energy Performance Rating Band: TBC
Tenure: Freehold

3 Bedroom Semi Detached House

12 Conolly Close
Penrhyn Bay
Conwy
LL30 3FP

£269,950

Reference Number:RP4453
21/10/2026

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos on Sea, Conwy, 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









