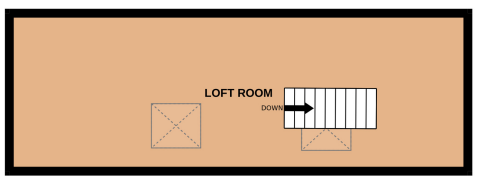
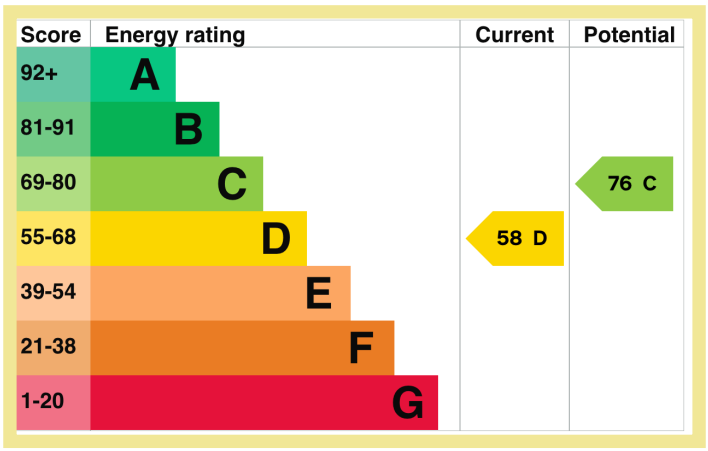


5 Derwen Lane
Penrhynside
Conwy
LL30 3EA







RP4489

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.
Made with Metropix ©2026

Fletcher & Poole

www.fletcherpoole.com

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 DETACHED BUNGALOW WITH ADDITIONAL LOFT ROOM SITUATED IN AN ELEVATED POSITION WITH FAR REACHING VIEWS

Description

A beautifully presented and extended three-bedroom detached bungalow with additional loft room, situated in an elevated position and benefitting from far reaching countryside views.
The property benefits from UPVC double glazing and gas central heating and viewing is highly recommended to appreciate the amount of accommodation on offer, presentation throughout, modern open plan kitchen/diner and elevated position with views.
The accommodation on the ground floor briefly comprises, Porch, Hallway with two cupboards for storage, spacious lounge with feature fireplace and far-reaching views, open plan kitchen/diner with modern fitted kitchen with integrated appliances and feature roof lantern, master bedroom to front aspect with modern ensuite shower room, a further two good sized double bedrooms to the rear, and modern family bathroom.
A paddle staircase in the hallway provides access to a large loft room which could be used as fourth bedroom or second lounge which runs the full width of the property with two Velux windows to provide light.
Outside to the front there is on street parking in front of the single garage, steps lead up to the front door where there is a patio area, laid to lawn surrounded by mature shrubs, a side gate provides access to the rear garden which is tiered which has a raised decked area surrounded by mature shrubs and trees, benefitting from fenced borders with access to a greenhouse.

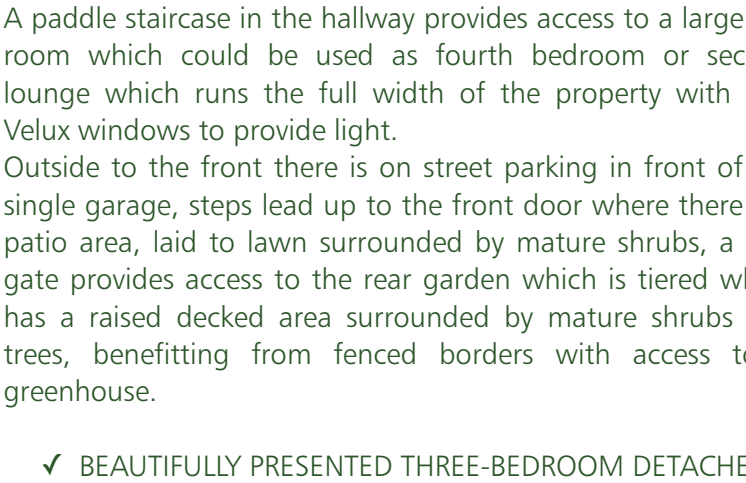
- ✓ BEAUTIFULLY PRESENTED THREE-BEDROOM DETACHED BUNGALOW WITH LOFT ROOM
- ✓ SITUATED IN AN ELEVATED POSITION WITH FAR REACHING VIEWS
- ✓ MODERN OPEN PLAN KITCHEN/DINER
- ✓ SPACIOUS ACCOMMODATION WITH VIEWING HIGHLY RECOMMENDED
- ✓ SUNNY LOW MAINTENANCE REAR GARDEN
- ✓ ACCESS TO A GARAGE & PARKING
- ✓ FREEHOLD

Porch

5' 1" x 4' (1.56m x 1.21m)

Lounge

15' 10" x 13' 7" (4.83m x 4.14m)



Master Bedroom

11' 11" x 10' 1" (3.63m x 3.07m)



Ensuite

5' 1" x 4' 7" (1.55m x 1.39m)

Bedroom Two

11' 5" x 10' (3.49m x 3.04m)

Bedroom Three

9' 9" x 8' 7" (2.98m x 2.62m)

Bathroom

6' 10" x 5' 11" (2.08m x 1.81m)



Cupboard

2' 9" x 2' 3" (0.83 x 0.69m)

Airing Cupboard

3' 4" x 2' 3" (1.01m x 0.69m)

Kitchen/Diner

23' 2" x 10' 4" (7.06m x 3.15m)



Loft Room

30' 2" x 10' (9.22m x 3.04m)

Location

The property is located in an elevated position on the outskirts of the semi-rural Village of Penrhynside. It is within close proximity of the local shops, supermarket and other amenities of Penrhyn Bay. The popular Victorian Resort of Llandudno with its wealth of shops, cafes, restaurant, attractions is 2 miles in distance.

Directions

From the Rhos On Sea office turn right towards the promenade, turn left onto the promenade, follow this road to the roundabout in Penrhyn Bay, take the second exit onto Trafford Park, follow the road round to the right, turn right onto Oliver Jones Drive and follow the road to the top of the hill which leads onto Derwen lane, the property can be found to the left.

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

3 Bedroom Detached Bungalow

5 Derwen Lane
Penrhynside
Conwy
LL30 3EA

£284,950

Reference Number:RP4489
27/11/2026

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









