



## 19 Plas Penrhyn

LL30 3EU

£389,500

An immaculately presented and comprehensively refurbished four-bedroom detached family home, set within a highly regarded residential location close to the promenade and local amenities.

Tenure: Freehold - EPC: C - Council Tax: E

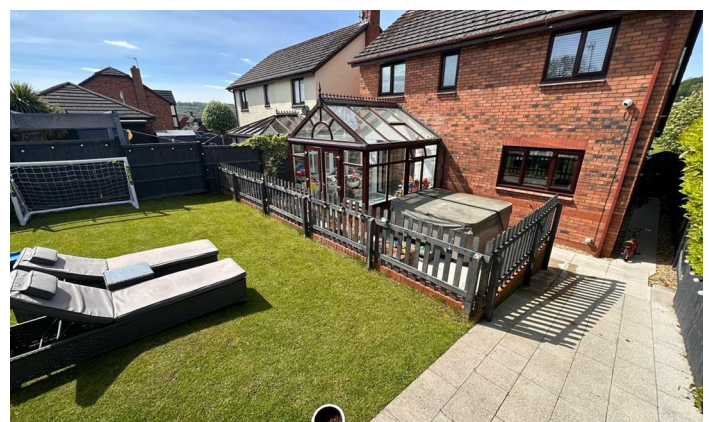
This beautifully presented detached residence has been extensively refurbished to an exceptional standard throughout, offering stylish, contemporary accommodation ideally suited to modern family living.

The accommodation comprises a welcoming entrance hall and cloakroom, spacious living room, superb dining kitchen, finished with high-quality units, granite work surfaces and a full range of integrated appliances. The kitchen is both practical and visually impressive. From here there is direct access to the conservatory, providing an excellent additional reception space, Utility room.

To the first floor, the principal bedroom benefits from a contemporary en-suite shower room with granite finishes, while the fourth bedroom has been thoughtfully converted to incorporate bespoke 'Hammonds' fitted wardrobes and a dressing area. A stylish family bathroom serves the remaining bedrooms.

The rear garden has been attractively landscaped to create a superb outdoor living space, featuring a lawn, paved patio areas, and dedicated zones for alfresco dining and entertaining. There is also space for a hot tub, making this an ideal setting for social gatherings and family enjoyment.

To the front, the former garage has been professionally converted to provide a high-quality home office or entertainment room, complete with French doors opening to the front aspect. This flexible space is ideal for home working, a gym, or a social room, adding significant lifestyle appeal.



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## Location

The property enjoys a popular position within Penrhyn Bay, conveniently located for shops, schools, the promenade and coastal walks, while also being a short drive from Llandudno, Rhos-on-Sea and Colwyn Bay.

The property has clearly been updated with great care and attention to detail, offering a turnkey opportunity for the incoming purchaser.

The Accommodation Affords:  
(Approximate measurements only)

### Front Entrance Porch

6'3" x 2'11" (1.93m x 0.91m)

Composite double glazed front door with further double glazed door leading through to Reception Hall with balustrade staircase leading off to first floor level, double panel radiator, laminated timber effect flooring, understairs storage area, coving.

### Downstairs Cloak Room

6'4" x 3'5" (1.94m x 1.05m)

Concealed cistern w.c. vanity washbasin with tiled splashback, uPVC double glazed window overlooking side elevation.



## Lounge

13'8" x 10'11" (4.19m x 3.35m)

Coved ceiling, uPVC double glazed window overlooking front of property, TV point, wall lights, square archway leading through to rear Dining Kitchen.



## Dining Kitchen

24'3" x 8'3" (7.41m x 2.53m)

Kitchen - superb modern handle-less gloss base and wall units with granite worktops and peninsular breakfast bar sub dividing from Dining Room, integrated double oven and grill, induction hob and contemporary extractor hood above, inset sink with mixer tap, integrated microwave and wine cooler, integrated fridge/freezer. uPVC double glazed window overlooking rear of property, coved ceiling, inset spotlighting. Dining Room - with sliding double glazed patio door leading onto rear patio, inset spotlighting, ladder style heated towel rail, dimmer switch.

## Conservatory

10'9" x 10'5" (3.3m x 3.2m)

Laminated timber effect flooring, glazed roof and windows, French doors leading onto rear garden and patio area.

## Utility Room

6'4" x 5'6" (1.95m x 1.7m)

Fitted granite worktops with space below and plumbing for automatic washing machine and space for dryer, storage area, built in cupboard housing central heating boiler which also benefits from a remote controlled Honeywell system, which allows control of central heating. uPVC double glazed door leading to side of property.

## Home Office

16'1" x 7'10" (4.92m x 2.41m)

(former Garage)

A superb converted garage with French doors leading onto front garden area and driveway, radiator, bespoke shelving units, integrated beer fridge, TV point, worktop for home office, uPVC double glazed side personal door. This could also be used as an entertainment and TV room.



## First Floor

Spacious landing.

## Bedroom 1: Ensuite Bathroom

15'10" x 9'9" (4.85m x 2.98m)

uPVC double glazed window overlooking front of property, double panel radiator, TV point, built-in wardrobes with sliding mirror doors, coved ceiling.

En-suite Shower Room (1.94m x 1.75m); corner shower enclosure with glazed screens, concealed cistern w.c. vanity wash basin, uPVC double glazed window overlooking side, chrome heated towel rail.



## Bedroom 2

11'2" x 10'11" (3.42m x 3.35m)

Coved ceiling, uPVC double glazed window overlooking front, radiator.

## Bedroom 3

11'3" x 7'11" (3.43m x 2.42m)

Coved ceiling, uPVC double glazed window overlooking rear of property.

## Bedroom 4 (currently used as dressing room)

8'5" x 6'9" (2.57m x 2.08m)

Fitted range of Hammond wardrobes and dressing table, radiator, coved ceiling, uPVC double glazed window overlooking rear.

## Bathroom

7'0" x 5'6" (2.15m x 1.7m)

Contemporary suite comprising; panelled bath with shower above, shower screen, concealed cistern w.c. vanity wash basin, chrome ladder style heated towel rail, uPVC double glazed window overlooking rear of property.

## Outside

### Council Tax Band:

Conwy County Borough Council tax band E

### Services

Mains water, electricity gas and drainage connected to the property.

### Agents Note

Additional benefits include newly installed uPVC double glazed front windows and doors, a newly installed boiler (2025) with bluetooth connectivity, modern karndean flooring and well-maintained, fully landscaped gardens.

### Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)

### Proof Of Funds

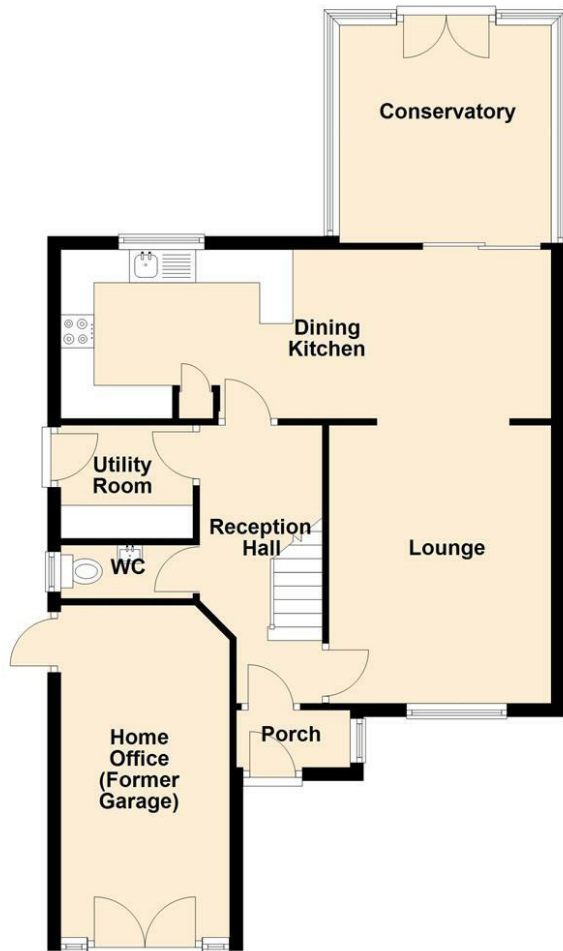
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Ground Floor



### First Floor



These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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