





Fletcher & Poole

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IMPRESSIVE THREE BEDROOM DETACHED HOUSE ENJOYING BEAUTIFUL VIEWS

Description

This impressive three bedroom detached house is situated close to the amenities of Penrhyn Bay and enjoys beautiful views over the fields and Rhos on Sea golf course stretching from the coast to the mountains.
Built in the 1930s Holly Brow is light and spacious and retains a wealth of period features including stained glass windows, original panelling and fireplaces. The property is well worth a viewing to appreciate the size and layout.
The accommodation on the ground floor comprises of porch, splendid entrance hallway with original oak panelling, lounge and dining room with lovely views, kitchen/breakfast room, good size conservatory, utility room and cloakroom.
To the first floor there are three spacious bedrooms, the master with a bay window and spectacular views, a family bathroom and separate w.c. There is a mixture of original leaded light windows and upvc double glazing and gas central heating.
Outside there is a driveway with ample off road parking, a garage which can also be accessed through the conservatory and garden to front, side and rear.

- ✓ IMPRESSIVE THREE BEDROOM DETACHED HOUSE
- ✓ SPACIOUS ACCOMMODATION RETAINING ORIGINAL FEATURES
- ✓ ENJOYING BEAUTIFUL VIEWS
- ✓ NO CHAIN
- ✓ FREEHOLD

Accommodation

Door with single glazing gives access into;

Porch

7'3" x 3'3"(2.21m x 0.99m) Original black and white tiled flooring, original door with leaded light inset gives access into;

Hallway

16'2" x 7'4" (4.93m x 2.23m) Coving, ceiling rose, original oak panelling walls, central heating radiator, under stairs storage cupboard housing the electrics, access to lounge, kitchen/breakfast room, rear hallway and dining room.

Stairs lead to first floor accommodation.

Lounge

13'0" x 14'3" (3.96m x 4.34m) Maximum, upvc double glazed leaded bay window to front aspect with original leaded light side windows, decorative coving, ceiling rose, picture rail, central heating radiator, feature fireplace with timber surround and tiled inset, gas flame effect fire, laminate flooring.

Dining Room

13'3" x 17'4" (4.04m x 5.28m) Upvc leaded window to front aspect, upvc leaded light window to side aspect taking full advantage of the views, coved ceiling, ceiling rose, picture rail, central heating radiator, timber fire surround with marble inset and hearth, gas flame effect fire, door gives access to rear porch.

Rear Porch

Overhead storage area, timber framed leaded light window, door giving access to conservatory, door gives access into cloakroom.

Cloakroom

Timber framed leaded light window to rear aspect, wash/hand basin, low flush w.c, original part tiled walls.

Utility Room

6'10" x 6'4" (2.08m x 1.93m) Timber framed single glazed leaded light window to rear aspect, picture rail, work top surface, central heating radiator, space and plumbing for washing machine.

Kitchen/Breakfast Room

14'8" x 13'4" (4.47m x 4.06m) Maximum, timber framed single glazed leaded light window to side aspect, upvc double glazed window to rear aspect looking out to conservatory, original built in storage cupboards, original timber fire surround fireplace with tiled hearth, range of wall and base units with roll top work surface over, one and a half bowl stainless steel sink with mixer tap, integrated electric oven with four ring hob and extractor fan overhead, central heating radiator.

Conservatory

16'0" x 8'4" (4.87m x2.54m) Upvc double glazed door gives access to rear garden, timber framed single glazed doors also give access to rear garden, timber framed single glazed window surround, central heating radiator, overhead airer, tiled flooring, access to garage.

Stairs from hallway lead to first floor accommodation.

Landing

Feature original single glazed leaded light window to rear aspect, access to loft area, picture rail, access to three bedrooms, bathroom and w.c.

Bedroom One

17'10" x 17'3"(5.44m x 5.26m) Upvc double glazed leaded bay window to front aspect with panoramic views of the sea and the countryside, four central heating radiators, wash/hand basin, range of fitted wardrobes with overhead storage, laminate flooring.

Bedroom Two

14'2" x 12'5" (4.31m x 3.78m) Upvc double glazed leaded light window to front aspect with panoramic sea and countryside views, original timber framed leaded light window to front aspect, ceiling rose, picture rail, wash/hand basin, door giving access into shower room.

Bedroom Three

13'4" x 11'4" (4.06m x 3.45m) Upvc leaded double glazed window to rear aspect, ceiling rose, picture rail, central heating radiator, wash/hand basin.

Bathroom

6'10" x 9'0" (2.08m x 2.74m) Upvc frosted double glazed window to rear aspect, original built in storage cupboards, central heating radiator with heated towel rail, panel bath. wash/hand basin, good size walk in shower cubicle, fully tiled walls.

W.C.

3'1" x 5'11" (0.93m x 1.80m) Upvc frosted double glazed window to rear aspect, central heating radiator, low flush w.c, original part tiled walls.

Outside

To the front of the property there is ample off road parking with access to a garage, the front garden is laid to lawn with border surround and a variety of well established plants and shrubs stretching to the side of the property and the rear.
The rear garden is an enclosed courtyard, original 1930s, greenhouse, water point.

Garage

Timber double doors, electric and water supply, door giving access to rear storage room.

Location

The property is conveniently located in Penrhyn Bay close to the local shop/post office 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 right towards the Promenade, turn right onto the Promenade and first right onto Rhos Road (B5116) Continue to the traffic lights and turn right onto Llandudno Road (B5115) Continue into Penrhyn Bay, at the mini roundabout turn left onto LLanrhos Road where the property can be found on the right.
Council Tax Band: "G" (provided on www.voa.gov.uk)
Energy Performance Rating Band D

3 Bedroom Detached Home

14 LLanrhos Road
Penrhyn Bay
LL30 3HP

£375,000

Reference Number:RP1687

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









