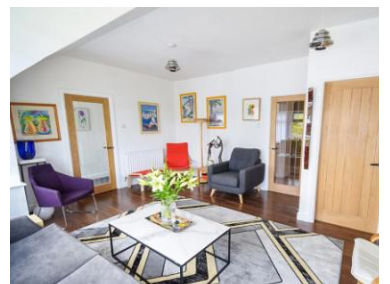


# Anthony Flint

property consultants



**Bryn Tirion, 4 Penrhyn Park,  
Penrhyn Bay, Llandudno, LL30 3HW**

**Asking Price Of  
£399,950**

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**Bryn Tirion is a unique and deceptively spacious link detached bungalow, which has been extended and upgraded to provide versatile and unconventional accommodation providing feature open plan flowing living/kitchen/dining area plus lounge, small home office, principal bedroom with en-suite shower room, two further double bedrooms and/or second sitting room and shower room. To the outside, there is driveway parking and carport to the side, small garden area to the front and enclosed rear garden with decked seating areas and lawn. The property is located off a private road, tucked away on the outskirts of the village of Penrhyn Bay**

**Located off a private road on the outskirts of Penrhyn Bay, within easy access to the local shops, school, Promenade and other amenities, Bryn Tirion is a unique and deceptively spacious link detached bungalow which has been extended and upgraded to provide versatile and unconventional accommodation providing feature open plan living/kitchen/dining area, lounge, small home office, principal bedroom with en-suite shower room, option for two further bedrooms or additional sitting room and shower room. To the outside there is driveway parking and carport to the side, small garden area to the front and enclosed rear garden with decked seating areas and lawn.**

uPVC ENTRANCE PORCH leading to ENTRANCE HALL wood effect laminate flooring, inset spot lighting, radiator. BEDROOM THREE 14'09" max into box bay x 9'07" front aspect from box bay window, views towards the sea and Rhos on Sea, loft access, radiator, laminate flooring. LOUNGE 20' x 14'03" max into box bay uPVC double glazed box bay window to front elevation, 2 radiators, television point, laminate flooring. HOME OFFICE 7'03" x 3'09" uPVC window to side elevation, radiator, laminate flooring. INNER HALL 11'04" x 8'02" uPVC rear elevation, inset spot lighting, radiator. BOILER ROOM 4'10" x 3'04" side elevation, wall mounted Ideal central heating boiler, space and plumbing for

washing machine and dryer. PRINCIPAL BEDROOM 17'01" max x 12'01" Rear elevation & French style doors leading onto decking, laminate flooring, two radiators, feature ceiling recess. EN SUITE 11'10" x 5'02" uPVC three piece suite of walk in shower with double head, glazed screen, inset spot lighting, wash hand basin set in feature Singer sewing machine stand with porcelain bowl and mixer tap, low flush w.c., modern towel radiator, inset spot lighting, three wall light points, feature 'burnt wood' effect panelled wall, ceramic tiled flooring. BATHROOM 7'08" x 5'06" uPVC window to front and side elevations, three piece suite in white comprising corner shower with Triton shower, vanity wash hand basin with mixer tap, low flush w.c., vinyl flooring, uPVC clad walls, towel rail. NEWLY FITTED OPEN PLAN DINING KITCHEN 23'07" x 19'01" max narrowing to 10', French style doors leading out to decking, windows either side, feature corner full length picture windows overlooking rear garden, additional uPVC double glazed French style doors to car port area - Dining Room Area has Velux style roof window, radiator, inset spot lighting. Kitchen Area is newly fitted with pale blue units with white marble effect compact laminate work surfaces and matching splash backs, inset 1.5 bowl white sink unit with mixer tap, built in Lamona five ring gas hob with extractor over and stainless steel splash back, Lamona double oven, built in fridge freezer, built in Lamona dishwasher, four Velux style roof windows, Karndean flooring throughout, two radiators, television point, inset lighting. SITTING ROOM/BEDROOM TWO 20'11" max x 11'08" French style doors leading out onto paved seating area, two radiators, two Velux style roof windows, laminate flooring. BUILT IN CUPBOARD. STOREROOM full-length double-glazed windows and door leading to rear garden, loft ladder to mezzanine storage area.

EXTERNALLY Front - shared driveway leading to main driveway, wooden car port with roof window providing parking for two cars, courtesy lighting, laid to raised flower and shrub borders & pathways. Rear - partly decked with wooden balustrades, lawn, paved patio area, decked seating area with raised flower borders, fenced boundaries.

RB June 2021



# 4 Penrhyn Park

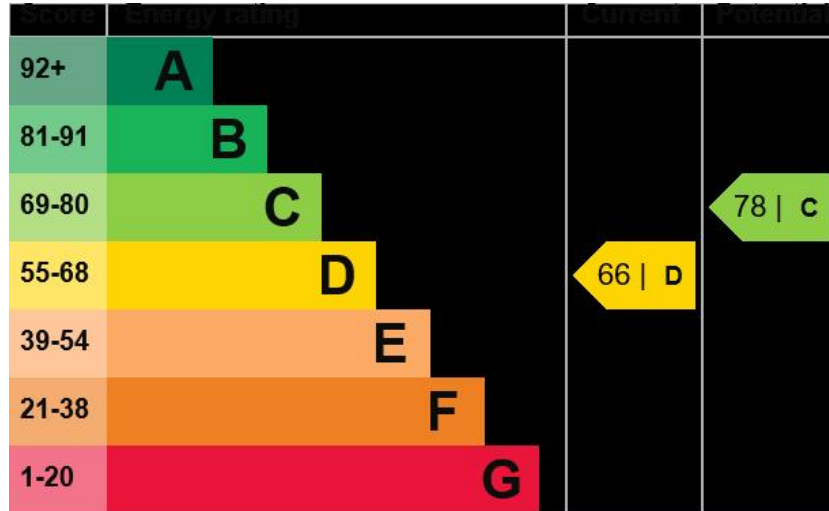


Ground Floor  
Approximate Floor Area  
1634 sq. ft  
(151.89 sq. m)



Approx. Gross Internal Floor Area 1634 sq. ft / 151.89 sq. m

Not to Scale. For illustration purposes only.  
Produced by Elements Property



Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Freehold. We are informed by the vendors that the Council Tax Band is Band E Conwy County Borough Council.

Viewing: Strictly by appointment through our Anthony Flint Office.

Services: Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

Proof of Identity and Funds: In order to comply with anti-money laundering regulations. Anthony Flint 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. **PROOF OF FUNDS:** a copy of a mortgage offer or bank statement providing evidence of funding is required before we can advise Solicitors of a purchase.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.