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[www.fletcherpoole.com](http://www.fletcherpoole.com)

**Fletcher & Poole**  
DIAMOND COLLECTION



# Beautifully Presented Four Bedroom Link Detached Family Home

## Description

A beautifully presented and modernised functional family four-bedroom link detached home situated in a highly desirable location, just at the edge of Conwy on the Sychnant Pass. The property enjoys a fantastic position within walking distance to Conwy and the nearing Conwy Mountain. The light and well-planned accommodation comprises: Hallway with under-stairs cupboard, downstairs Shower Room with walk in shower and LED mirror, spacious and light double aspect Lounge with media wall and sliding patio doors onto the rear garden. Stunning fitted modern minimalist Kitchen with induction hob, double eye-level oven, integrated microwave, dishwasher, and full length fridge and freezer. The open plan Kitchen/Dining Area provides a great entertaining space for entertaining, with French Doors onto the garden.

To the first floor: Landing, sizeable master bedroom with bedroom four adjacent which is used as a walk-in-wardrobe, two further bedrooms and modern family bathroom with storage. The bathroom has a large bath with LED Bluetooth speaker mirror. UPVC double glazing throughout and Biasi System boiler with 240 litre unvented water cylinder located in 'hayloft' within the Garage.

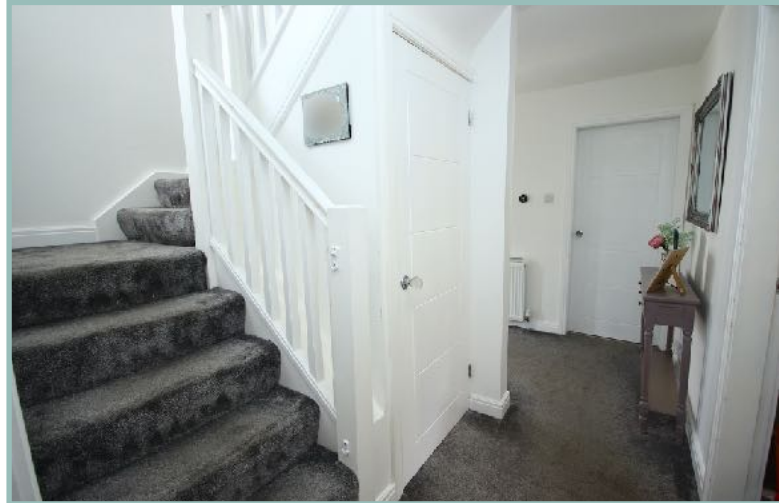
To the outside; there is resin driveway parking and pathway leading to the front door, good size double linked garage with electric door, power and light. Low maintenance front garden area with grass laid to lawn, gated side pathway leading to the rear garden which has a stunning decked seating area, a lawned section and also a barked section beneath the trees ideal for a children's play area. There is also access to the rear of the garage via the side of the property. Additionally the property has a NEST thermostat, wireless Intruder Alarm and HIKVision wireless accessed DVR CCTV system with four cameras. There is planning permission (Application 0/50497) granted for extension valid until April 2028.

Viewing highly recommended as the current owners have renovated this property to a very high standard and have paid attention to detail to adapt this property to modern day living.

- \* MODERNISED FOUR-BEDROOM, LINK DETACHED FAMILY HOME
- \* HIGHLY SOUGHT AFTER LOCATION WITHIN WALKING DISTANCE OF CONWY
- \* STUNNING FINISH THROUGHOUT
- \* DOUBLE GARAGE & RESIN DRIVEWAY
- \* PLANNING PERMISSION GRANTED FOR EXTENSION
- \* LANDSCAPED GARDENS TO THE FRONT & REAR

## Hallway

4' 11" x 10' 4" 1.50m x 3.15m



## Ground Floor Shower Room

9' 8" x 5' 2" 2.94m x 1.57m



4 Bedroom Link Detached House

3 PARC SYCHNANT  
CONWY  
LL32 8SB

**£395,000**

**REDUCED FROM £410,000**

Reference Number: FP7799

Fletcher & Poole,  
3 Lancaster Square,  
Conwy LL32 8HT

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 583100  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

## Location

The historic walled town of Conwy is located on the banks of the River Conwy and is famous for its Castle and Bridges. There is a busy harbour, marina, 18 hole golf course, wealth of local shops, medical centre, library, and schools, and is located on a bus route and railway line. The A55 Expressway for easy access to Chester and motorways is near by.

## Directions

From our Conwy Office, turn left onto Uppergate Street, through the arch. Follow the road to the right onto the Sychnant Pass Road, proceed past the Youth Hostel and take the 4th turning left into Parc Sychnant where number 3 can be found on your left.

Council Tax Band: E (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Beautifully Presented Four Bedroom Link Detached Family Home

4 Bedroom Link Detached House

3 PARC SYCHNANT CONWY LL32 8SB

**£395,000**  
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Kitchen/Diner

18' 1" x 11' 7" 5.51m x 3.53m



Bathroom

10' 10" x 5' 10" 3.30m x 1.78m



Lounge

18' 1" x 12' 3" 5.51m x 3.73m

Master Bedroom

12' 4" x 11' 3.76m x 3.35m



Bedroom Four/Dressing Room

12' 5" x 6' 9" 3.78m x 2.06m

Bedroom Two

11' x 9' 9" 3.35m x 2.97m



Landing

Bedroom Three

14' 2" x 7' 11" 4.31m x 2.41m

