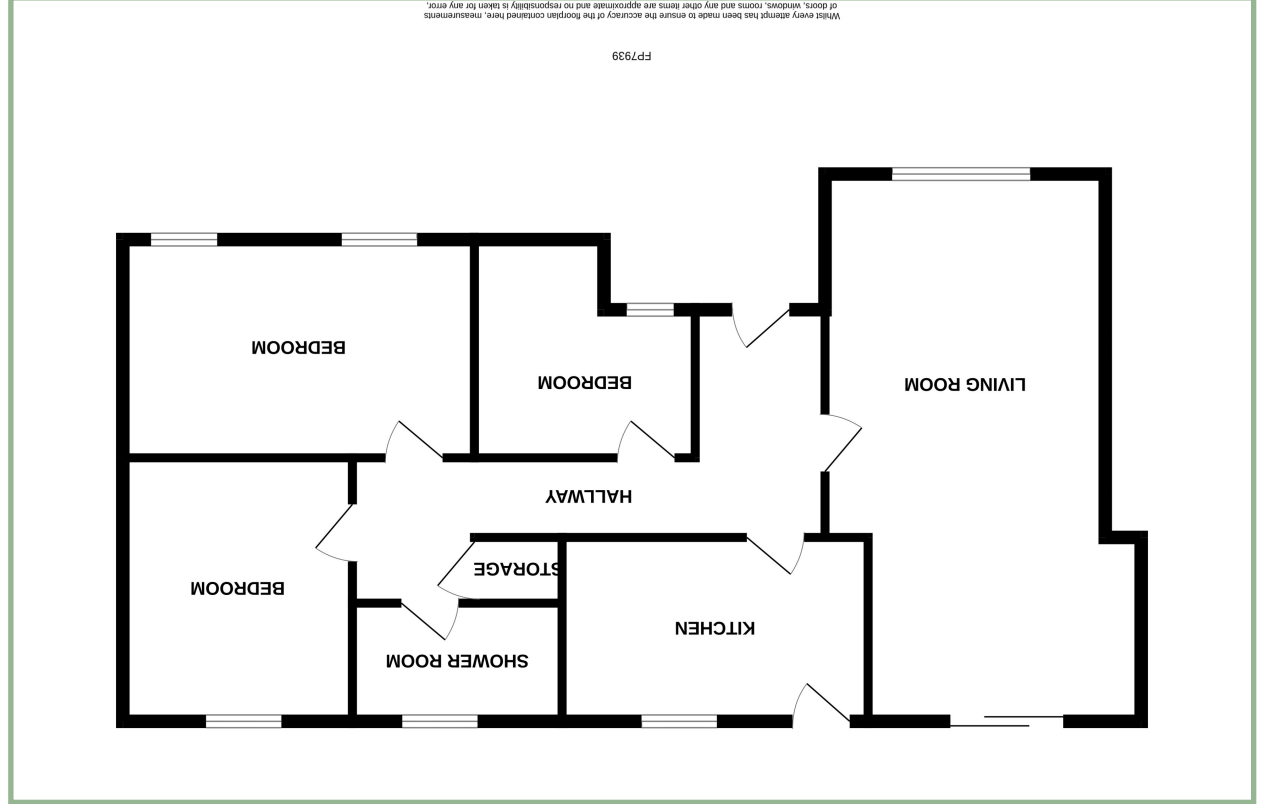


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.

F&P Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	70 C	
81-91	B		87 B
92+	A		



Detached Three Bedroom Bungalow Enjoying Lovely Views

Description

An immaculately presented and very well maintained three bedroom detached bungalow, situated on the outskirts of Conwy town, yet within a five minute walk to the shops and amenities.

The bungalow enjoys countryside views to the front aspect, mountain views to the rear and a South West facing rear garden.

The light and well planned accommodation comprises: 'L' shaped hallway, open plan lounge/diner with patio doors onto the rear garden, newly fitted kitchen with integrated dishwasher, wine cooler, electric hob, double oven, space for a fridge/freezer and Quartz worktops. Three double bedrooms and newly fitted shower room.

UPVC double glazing and Worcester gas fired combination boiler (installed November 2020). Part boarded loft.

- ✓ IMMACULATELY PRESENTED THREE DOUBLE BEDROOM BUNGALOW
- ✓ ENJOYS MOUNTAIN & COUNTRYSIDE VIEWS
- ✓ NEWLY FITTED KITCHEN & SHOWER ROOM
- ✓ SOUTH WEST FACING REAR GARDEN
- ✓ SITUATED ON THE OUTSKIRTS OF THE TOWN
- ✓ EASY ACCESS TO SNOWDONIA NATIONAL PARK & SUPERB WALKS
- ✓ NO CHAIN

Hall

11' 4" x 20' 7" max 3.45m x 6.28m

Lounge/Diner

24' 1" x 11' 10" max 7.34m x 3.60m



Kitchen

13' 4" x 8' 4.06m x 2.43m



Bedroom One

15' 4" x 9' 5" 4.67m x 2.87m



Bedroom Two

11' 4" x 9' 10" 3.45m x 3.00m



Bedroom Three

9' 11" x 9' 5" 3.02m x 2.87m



Shower Room

8' 11" x 5' 4" 2.71m x 1.62m



Garage

18' 2" x 8' 9" 5.54m x 2.66m Power, light and water.

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 take the second left turning (just after the arch) into Mount Pleasant. Proceed up the hill to the junction and turn right onto the Sychnant Pass Road, proceed past the Youth Hostel and take the 4th turning left into Parc Sychnant, continue where number 22 can be found on the right.

Council Tax Band: E (provided on www.voa.gov.uk)
Energy Efficiency Rating: C

3 Bedroom Detached Bungalow

22 Parc Sychnant
Conwy
LL32 8SB

NO CHAIN

£335,000

Reference Number: FP79139
6/2/2024

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
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

