





# Two Bedroom Semi Detached Bungalow

## Description

A light and well planned two bedroom semi detached bungalow situated on the outskirts of Conwy town and Gyffin village. The property enjoys views of the Carneddau mountains from the rear garden.

The accommodation comprises: Steps leading up to the front door, hallway, open plan lounge/diner, kitchen/breakfast room with space for an electric cooker, washing machine and fridge/freezer, two double bedrooms and bathroom.

UPVC double glazing and gas fired Worcester boiler with separate hot water tank.

To the outside there is driveway parking for two vehicles, garage with power and light and a front garden area with established shrubs and trees. The rear garden has a flagged patio seating area, lawn and hedged boundaries.

- ✓ LIGHT & WELL PLANNED TWO BEDROOM SEMI DETACHED BUNGALOW
- ✓ SITUATED WITHIN WALKING DISTANCE TO CONWY TOWN & GYFFIN
- ✓ ENJOYS VIEWS OF THE MOUNTAINS FROM THE BACK GARDEN
- ✓ DRIVEWAY PARKING & GARAGE
- ✓ FREEHOLD

## Lounge/Diner

20' 9" x 11' 10" 6.33m x 3.60m



## Hallway

9' x 10' 9" 2.74m x 3.27m

## Kitchen/Diner

12' 6" x 8' 7" 3.81m x 2.61m



## Bedroom One

11' 11" x 10' 11" 3.63m x 3.32m



## Bedroom Two

10' 11" x 8' 9" 3.32m x 2.66m



## Bathroom

6' 5" x 5' 8" 1.95m x 1.72m



## Garage

17' 11" x 11' 5.46m x 3.35m

## 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 68 can be found on the right

Council Tax Band: D (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: D

## 2 Bedroom Semi Detached Bungalow

68 Parc Sychnant  
Conwy  
LL32 8SB

£225,000

Reference Number: FP7969  
5/3/2024

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](mailto:conwy@fletcherpoole.com)  
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