



98 Parc Sychnant

Conwy LL32 8SB

£355,000

A beautifully presented linked detached 3 bedroom home in popular setting on outskirts of the town enjoying distant views at rear.

INSPECTION HIGHLY RECOMMENDED

This immaculately presented split level 3 bedroom home has been upgraded and modernised over the years with attractive modern kitchen and shower room, single car garage and driveway parking. Good size front and rear gardens. Entrance hall with split staircase leading down to living room and up to bedroom area, cloakroom, dining kitchen, bedroom 1, bedroom 2, bedroom 3 and shower room.

Rear views extending towards the Conwy valley & Conwy castle.

Ideal family home in Cul-de-sac setting.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>





Location

Located within walking distance of the historic castle town of Conwy. The town has a variety of retail outlets, hotels, library and several places of interest. There are local primary and secondary schools, social and recreational facilities including an 18-hole golf course and yachting marina nearby.

The accommodation affords
(approximate measurements only):

uPVC double glazed front door:
Leading to:

Reception Hall:

Split staircase leading up to bedroom
accommodation and down to living
accommodation; coved ceiling; radiator.

Cloakroom:

Low level WC; wash basin with tiled splash
back; uPVC double glazed window.



Kitchen/Diner:

10'10" x 11'11" (3.32 x 3.65)

Kitchen - Fitted range of modern handle-less base and wall units with complementary worktops; single drainer sink with mixer tap; integrated AEG dishwasher and washer machine; 5 plate induction hob with AEG stainless steel canopy extractor above; bank of units with AEG integrated combination microwave and oven with integrated warming plate beneath; integrated fridge freezer and AEG Wine Cooler.

Dining Area - uPVC double glazed window overlooking front; inset spot lighting; uPVC double glazed rear door; laminated timber effect flooring.

Staircase leading down to:

Lounge:

18'2" x 12'4" (5.55 x 3.78)

Feature fireplace surround with coal effect gas fire, marble inset and hearth; double panelled radiator; under stairs storage cupboard; covered ceiling; wall lights; large uPVC double glazed floor to ceiling window and sliding door leading onto rear garden and patio; telephone point; tv point.

From main hallway, stairs leading up to upper level bedroom area.

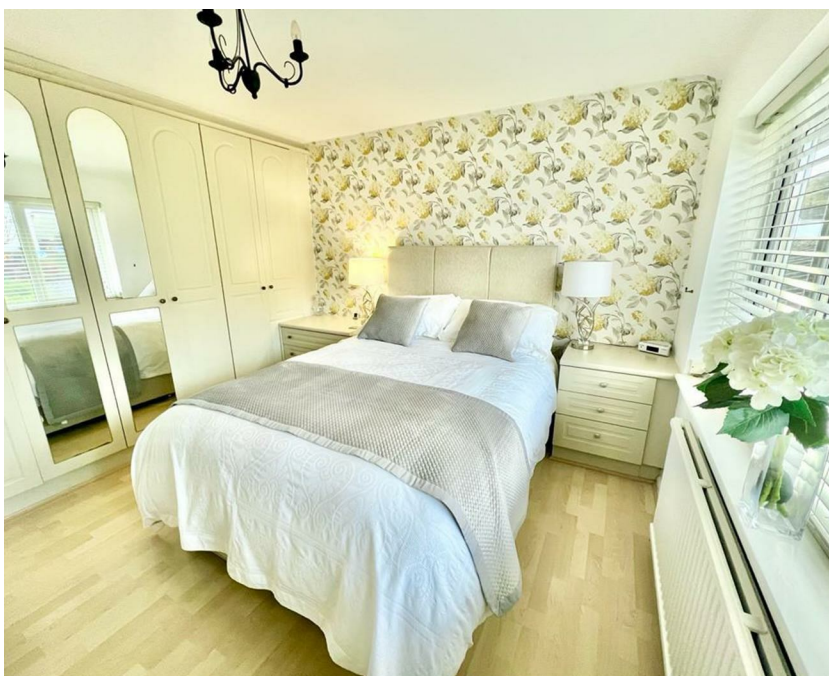
Upper Level - Landing:

Built-in linen cupboard with radiator and slatted shelving.

Bedroom 1:

10'10" x 9'10" (3.32 x 3.00)

Fitted range of wardrobes along one wall; bedside cabinets; built-in dressing table; double panelled radiator; uPVC double glazed window overlooking front enjoying a sunny aspect; laminated timber effect flooring; telephone point.



Shower Room:

8'1" x 6'6" (2.47 x 2.00)

Modern contemporary suite comprising large walk-in shower with glazed screen and raindrop style shower head; vanity wash basin with mirror fronted medicine cabinet with automatic lighting; concealed cistern WC with display shelf above; heated chrome ladder style towel rail; fully tiled wall and floor; electric underfloor heating; small uPVC double glazed window; inset spotlighting and extractor fan.

Bedroom 2:

12'5" x 8'11" (3.80 x 2.74)

uPVC double glazed window overlooking rear enjoying extensive views towards Conwy castle and surrounding hillsides; laminated timber effect flooring; telephone point; double panelled radiator.



Bedroom 3:

8'9" x 8'2" (2.67m x 2.49m)

uPVC double glazed window overlooking rear with extensive views; telephone point; double panelled radiator; dado rail.

Outside:

Property occupies a Cul-De-Sac setting. Driveway leading to single car garage with up and over door; grassed garden to front and rear with shrub borders; privacy hedging; leading to level rear garden with fence and hedge borders; patio area.

Services:

Mains water, electricity, gas and drainage are connected to the property.

Council Tax Band:

Conwy County Borough Council tax band 'D'.

Directions:


Proceed from the agents office up Sychnant Pass Road, turn left into Llys Sychnant and follow the road round towards Gorlan, turn left down Llys Sychnant and follow the road right, turn right down a cul de sac and the property can be found on your left hand side.

Proof of Identity:

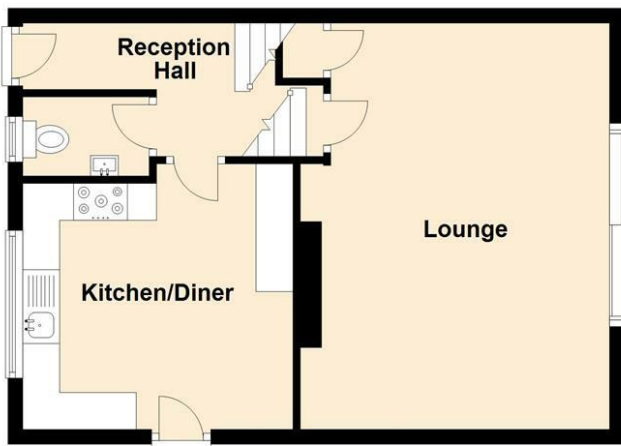
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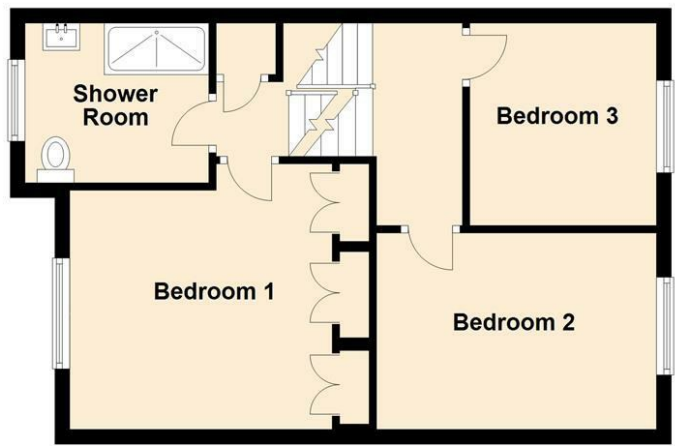


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

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Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

