

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.

www.fletcherpoole.com

Fletcher & Poole



Beautifully Presented Three Bedroom Detached Home Enjoying Stunning Views

Description

A beautifully presented and very well maintained three bedroom detached home situated in a cul-de-sac location on the edge of the development.

The property enjoys superb far reaching views over Conwy town, the castle, mountains, the countryside and enjoys an open aspect to the rear.

The light and well planned accommodation comprises: Steps leading to the front door, hallway with store cupboard, double aspect lounge/diner with sliding patio doors onto the balcony, with electric sun canopy. Lovely kitchen with space and plumbing for an electric cooker and hob, fridge/freezer, dishwasher and washing machine. Access into the garden/ breakfast room which has sliding patio doors onto the rear garden. To the first floor: Landing with master bedroom with built in mirrored wardrobes, two further bedrooms and modern family bathroom and separate w.c. Gas fired Vaillant combination boiler, UPVC double glazing.

To the outside there is driveway parking, good size garage with an up and over door, power and light and water tap, gas and electric meters. Low maintenance front garden area, gated side pathway leading to the rear garden which has a sheltered decked seating area with electric sun canopy. Steps to the lawned area and a gate leading into the field behind with footpaths accessing lovely countryside and mountain walks.

- ✓ BEAUTIFULLY PRESENTED & VERY WELL MAINTAINED DETACHED HOME
- ✓ SITUATED IN A QUIET CUL-DE-SAC LOCATION
- ✓ ENJOYS SUPERB FAR REACHING VIEWS
- ✓ OPEN ASPECT TO REAR WITH EASY ACCESS TO COUNTRYSIDE WALKS
- ✓ LIGHT & WELL PLANNED ACCOMMODATION
- ✓ VIEWING HIGHLY RECOMMENDED

Hallway

11' 3" x 6' 3.43m x 1.82m



3 Bedroom Detached House

84 PARC SYCHNANT
CONWY
LL32 8SB

£300,000

Reference Number: FP7434

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
web: 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 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 and take the 2nd turning to the right where number 84 can be found on the right.

Council Tax Band: E (provided on www.voa.gov.uk)

Energy Efficiency Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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Lounge/Diner

23' x 13' 2" 7.01m x 4.01m

Kitchen

11' 6" x 7' 5" 3.50m x 2.26m

Garden/Breakfast Room

9' 1" x 8' 11" 2.77m x 2.71m



Landing

8' 3" x 6' 2" 2.51m x 1.87m

Bedroom One

13' 9" x 9' 11" 4.19m x 3.02m



Bedroom Two

11' x 8' 11" 3.35m x 2.71m



Bedroom Three

10' 5" x 9' 1" 3.17m x 2.77m



Bathroom

5' 6" x 5' 1" 1.67m x 1.55m



Separate W.C.

5' 6" x 2' 9" 1.67m x 0.83m

Garage

22' 11" x 13' 2" max 6.99m x 4.01m Power, light and water.



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