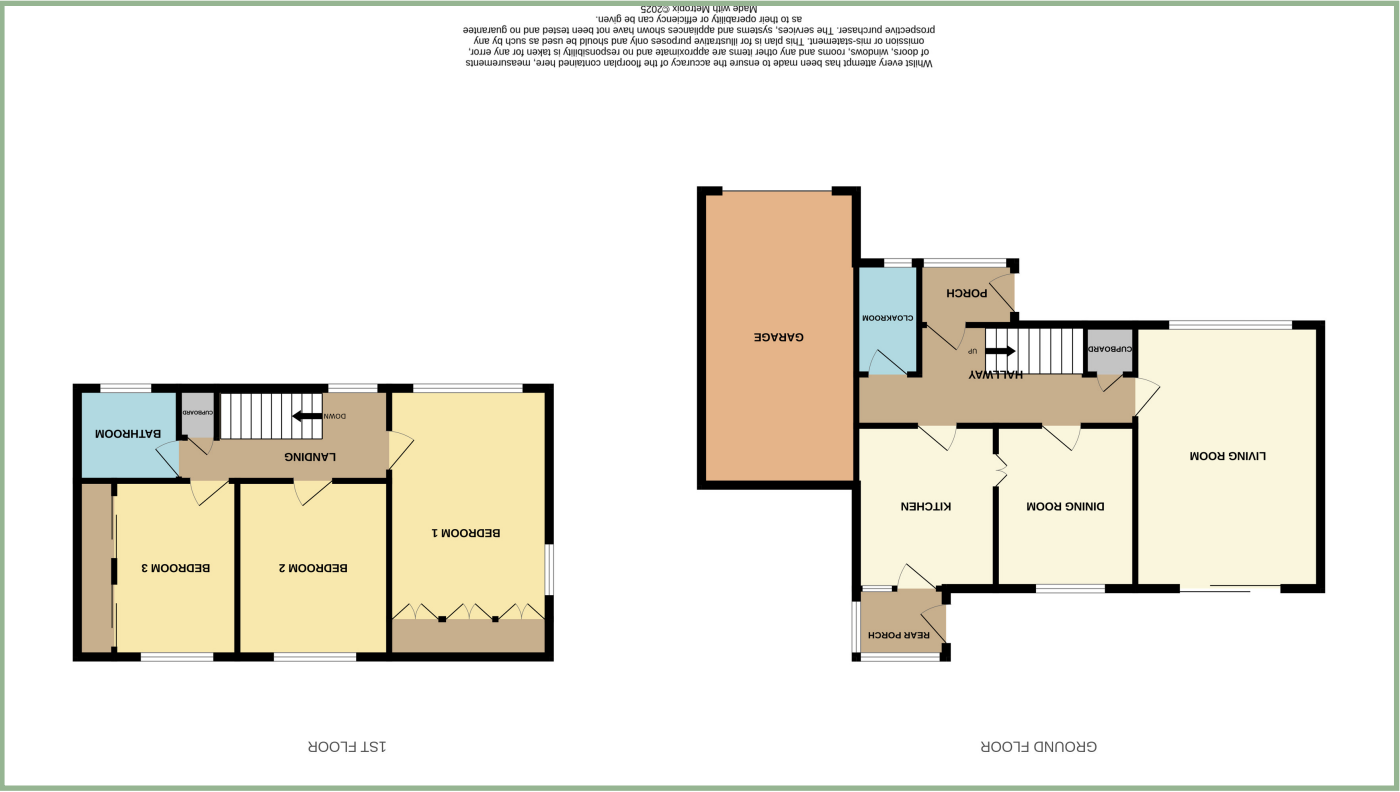




| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 55 D    | 77 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





A DELIGHTFUL, CARED FOR, WELL PRESENTED AND SPACIOUS THREE DOUBLE-BEDROOM DETACHED HOME IN SOUGHT AFTER LOCATION WITH STUNNING SCENIC VIEWS

Description

A rare opportunity to purchase a three double bedroom detached home in a most popular, convenient, and sought-after location, complete with stunning scenic views due to its elevated position on the development. Early viewing is strongly recommended to avoid disappointment.

The accommodation in brief comprises, entrance porch with windows to two sides and glazed door, tiled flooring and glazed front door. The entrance hallway has carpeted stairs to the first floor, understairs storage cupboard, radiator, and carpet floor. The cloakroom has a window to the front, radiator, carpet floor, fitted pedestal wash hand basin, low level WC and tiled splash back areas. The living room is a most spacious dual aspect room with large window to the front and glazed sliding patio door to the rear, radiator, carpet floor, and feature fireplace and surround. The dining room has a window to the rear, radiator, carpet floor, and hatch to the kitchen, the room lends itself to being opened out to create a dining-kitchen. The kitchen itself is fitted with wall and base level units, complimentary work tops, tiled splash back areas, breakfast bar, space and plumbing for all kitchen appliances, window, and glazed door to the rear. The rear porch has windows to four sides, and a glazed door to the rear. The landing has a window to the front with stunning views, carpeted flooring, a fitted airing/storage cupboard and doors to all first-floor rooms. Bedroom one is a most spacious room with large window to the front and further window to the side both with fantastic views, carpeted floor, radiator, and fitted wardrobes across one wall. Bedroom two is a second double room with fitted wardrobes and vanity cupboards, radiator, carpet floor and window to the rear. Bedroom three is a third double room with carpet floor, radiator, window to the rear and fitted sliding door wardrobes to one wall. The bathroom is fitted with a three-piece white suite comprising panel bath with shower and screen, pedestal wash hand basin, and low-level WC, floor to ceiling tiled walls, vinyl flooring, chrome heated towel rail and window to the side.

Externally there is a driveway with space for three vehicles leading to a spacious garage with up and over door, power, and lighting. The front is mainly laid to lawn with an array of mature plant, shrub and hedge lined borders, paved footpath to the front and side, with gated rear access, where the garden is fully enclosed, mainly laid to lawn and paved with mature plant and shrub plus tree lined borders and fenced boundaries.

- ✓ ELEVATED DETACHED HOME
- ✓ THREE DOUBLE BEDROOMS
- ✓ TWO RECEPTION ROOMS
- ✓ DRIVEWAY AND GARAGE
- ✓ GARDENS FRONT AND REAR
- ✓ SOUGHT AFTER LOCATION

Porch

6’ 2” x 4’      1.87m x 1.22m

Hallway

18’ 3” x 6’      5.57m x 1.82m

Cloakroom

7’ 2” x 4’      2.18m x 1.22m

Living Room

17’ x 12’      5.18m x 3.66m



Dining Room

10’ 6” x 9’      3.20m x 2.74m

Rear Porch

5’ 10” x 4’ 5”      1.78m x 1.34m

Garage

Kitchen

10’ 6” x 8’ 11”      3.20m x 2.71m



First Floor Landing

13’ 7” x 6’      4.14m x 1.82m

Bedroom One

15’ 4” (to wardrobe doors) x 10’ 4”      4.67m x 3.15m



Bedroom Two

11’ 1” x 9’ 10”      3.38m x 3m

Bedroom Three

11’ 1” x 7’ 11” (to wardrobe doors)      3.38m x 2.41m

Bathroom

6’ 10” x 6’ 7”      2.08m x 2m



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 nearby.

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 38 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  
Tenure: Freehold

3 Bedroom Detached Home

38 Parc Sychnant  
Conwy  
LL32 8SB

£325,000

Reference Number: FP8373  
3/6/2025

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

