

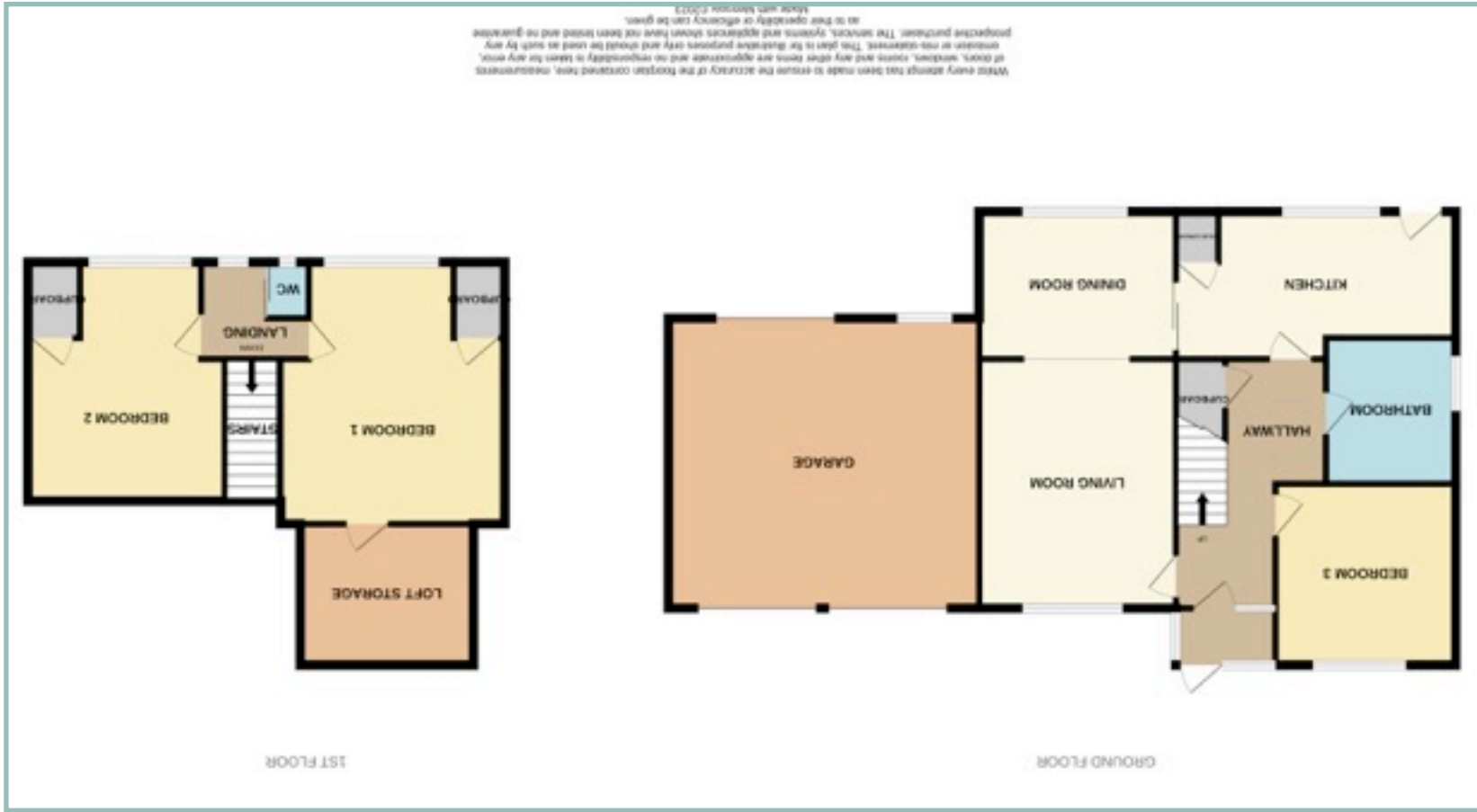
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

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

Fletcher & Poole  
DIAMOND COLLECTION



# Three Bedroom Detached Home Occupying A Large Corner Plot

## Description

Occupying a large corner plot, 14 Bryn Celyn is a well-planned and spacious three-bedroom detached family home in a highly sought-after area, located within minutes' walk of the walled town, harbour, secondary school, beach and marina, and also allowing for easy access to the A55.

Bryn Celyn is a no through road just off the highly desirable Cadnant Park area of Conwy, which has access onto Conwy mountain and lovely countryside walks from the Sychnant Pass.

The accommodation comprises: Porch, Entrance Hall, under-stairs store cupboard, Living Room with gas fire and archway into the dining room which has a sliding door onto the Kitchen with gas hob, electric oven, space for fridge freezer and a door onto the back garden with a storage cupboard housing the boiler, family four-piece Bathroom, and a ground floor double Bedroom.

To the first floor: within the Dormer conversion are two large double bedrooms with storage cupboards, with the larger bedroom benefitting from access into the loft space with potential to convert, and an upstairs WC. UPVC double glazing throughout and gas fired Worcester combination boiler fitted approximately 5 years ago.

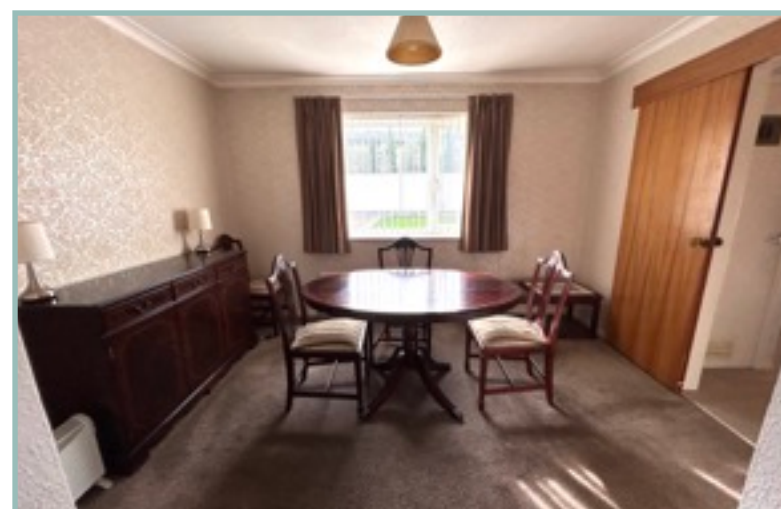
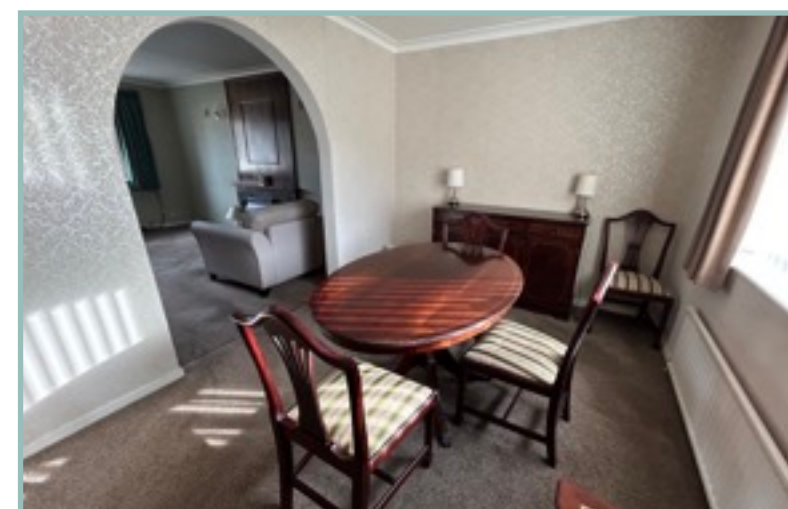
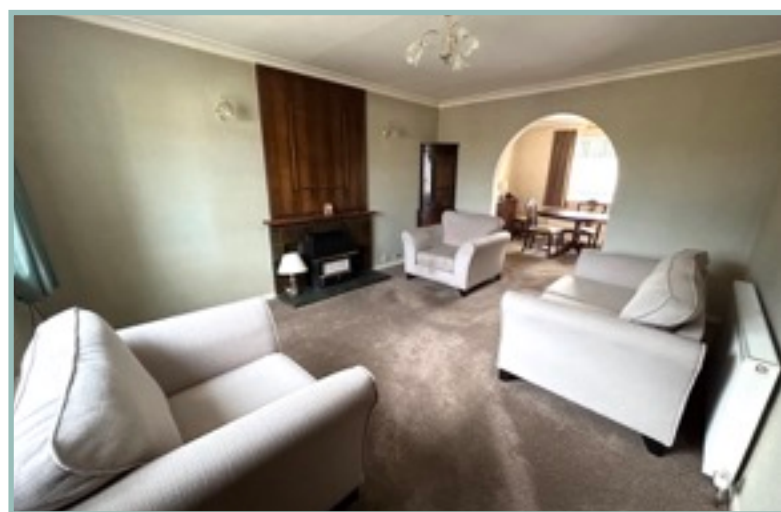
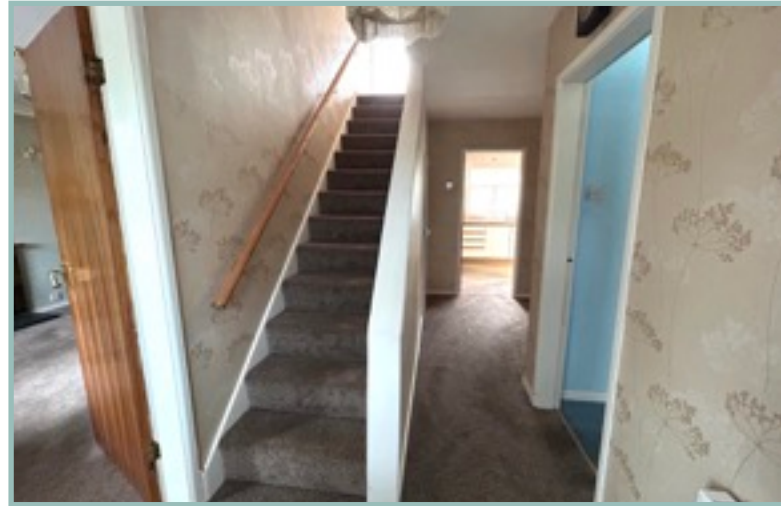
To the outside; the property is located at the end of a quiet cul-de-sac which has driveway parking and a low maintenance front garden area leading to the spacious double garage with up and over doors with access to the rear garden which has a lovely flat square walled garden, with a well-kept lawn area and an array of established trees, plants and shrubs, with low maintenance areas of chippings.

The property would benefit from a series of modernisation internally but has bundles of potential. The property is offered with no ongoing chain.

- \* SPACIOUS THREE BEDROOM DETACHED DORMER BUNGALOW WITH LOTS OF POTENTIAL
- \* DOUBLE GARAGE AND DRIVEWAY PARKING IN A QUIET CUL-DE-SAC
- \* LOCATED IN THE HIGHLY DESIRABLE BRYN CELYN AREA OF CONWY
- \* LOW MAINTENANCE GARDENS TO THE FRONT & REAR
- \* NO ONGOING CHAIN
- \* FREEHOLD

## Hallway

15' 4" x 5' 6" 4.67m x 1.67m



3 Bedroom Detached Home

14 Bryn Celyn  
Conwy  
LL32 8PW

**£450,000**

**REDUCED FROM £485,000**

Reference Number: FP7870  
11/10/23

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](mailto:conwy@fletcherpoole.com)

web: [www.fletcherpoole.com](http://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, and schools, and is located on a bus route and railway line. The A55 Expressway for easy access to Chester and motorways are near by.

## Directions

From our Conwy office turn left go straight through the archway onto Bangor Road. Take the first left and proceed over the bridge, continue straight ahead onto Bryn Celyn, follow the road around to the right to the end of the cul-de-sac where number 14 can be found on the right.

Council Tax Band: E (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: TBC



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## Porch

6' x 3' 5" 1.82m x 1.04m

## Lounge

14' 11" x 11' 10" 4.54m x 3.60m



## Dining Room

11' 10" x 8' 10" 3.60m x 2.69m

## Kitchen

17' x 8' 9" 5.18m x 2.66m



## Bathroom

8' 9" x 7' 10" 2.66m x 2.39m



## Bedroom Three

10' 10" x 10' 10" 3.30m x 3.30m



## Bedroom One

15' 8" x 14' 4.77m x 4.26m



## Bedroom Two

14' 4" x 11' 11" 4.37m x 3.63m



## Garage

18' 8" x 17' 5" 5.69m x 5.31m

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