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38 Parc Sychnant, Conwy, LL32 8SB

£310,000

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AN OPPORTUNITY TO PURCHASE A THREE DOUBLE BEDROOM LINK DETACHED HOME IN A MOST POPULAR, CONVENIENT AND SOUGHT AFTER LOCATION, COMPLETE WITH VIEWS TOWARDS CONWY AND A GLIMPSE OF THE CASTLE DUE TO ITS ELEVATED POSITION ON THE DEVELOPMENT. The accommodation briefly comprises:- entrance porch; hall; 2 piece cloakroom; dual aspect lounge with patio door to the rear; dining room; fitted kitchen with breakfast bar; rear porch; first floor landing with views and airing/ storage cupboard; bedroom 1 with views and fitted wardrobes; bedroom 2 with fitted wardrobes; bedroom 3 fitted wardrobes; 3 piece fitted bathroom with shower above bath. Outside - driveway for 2/3 cars leading to a garage with automatic roller door, power and light and a front and side hedged garden with paved footpath and gated rear access to rear garden with lawn, plants and shrubs and tree lined borders.

The accommodation comprises:-

PORCH 5'11" x 3'11" (1.81m x 1.21m)

Upvc double glazed porch, tiled floor.

Glazed FRONT DOOR to:-

HALL

Coving, under stairs storage, double radiator.

2 PIECE CLOAKROOM

Pedestal wash hand basin, display shelving, low flush wc, tiled splash back and mirror, radiator, upvc double glazed window.

DOUBLE ASPECT LOUNGE 16'11" x 12'0" (5.16m x 3.67m)

2 wall light points, fire surround with inset, electric pebble effect fire, radiator, upvc double glazed window with open views to the front and double glazed sliding patio door to the rear garden.

DINING ROOM 10'6" x 8'11" (3.21m x 2.72m)

2 double radiators, upvc double glazed window.

KITCHEN 10'3" x 8'10" (3.14m x 2.71m)

Fitted range of oak effect fronted base, wall and drawer units with round edge work tops, inset single drainer sink unit, space for cooker, plumbing for washing machine, space for fridge, 'Baxi' central heating and hot water boiler, wood effect flooring, serving hatch to dining room.

REAR PORCH

Upvc double glazed window with access door to rear garden.

FIRST FLOOR LANDING

Airing cupboard with hot water tank and slatted shelving, access to roof space, upvc double glazed window.

VIEW FROM LANDING

VIEW FROM BEDROOM 1

DUAL ASPECT BEDROOM 1 15'5" x 10'0" (4.71m x 3.06m)

Plus full width built in wardrobe, upvc double glazed windows, 2 radiators, distant views.

BEDROOM 2 10'8" x 9'9" (3.26m x 2.99m)

Including wardrobe, upvc double glazed window, radiator.

BEDROOM 3 8'0" x 7'11" (2.44m x 2.43m)
Plus built in triple wardrobe with sliding doors, upvc double glazed window, radiator.

3 PIECE BATHROOM 6'9" x 6'4" (2.08m x 1.95m)

Refitted tiled 3 piece bathroom with panel bath, pedestal wash hand basin, close coupled wc, display shelving, 'Mira' electric shower over, ladder style towel rail, upvc double glazed window.

OUTSIDE

FRONT GARDEN
Sloped lawned area with hedging and shrubs, steps up to Entrance.

REAR GARDEN

With raised lawn, shrubs and trees.

SINGLE CAR GARAGE

Garage with automatic roller door, light, power and water, gas and electric meters.

OFF ROAD PARKING FOR THREE CARS

TENURE

The property is held on a 'FREEHOLD' tenure.

COUNCIL TAX

Is 'E' as obtained from www.conwy.gov.uk

GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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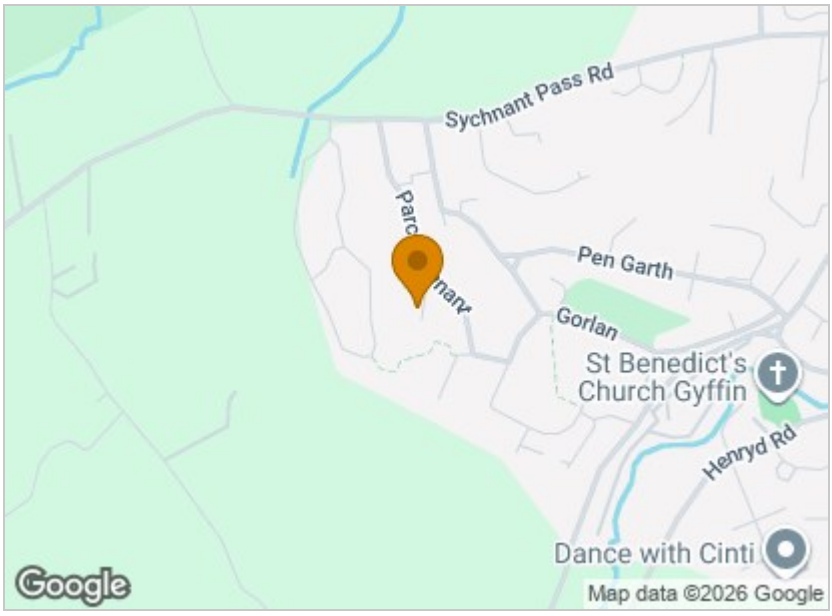
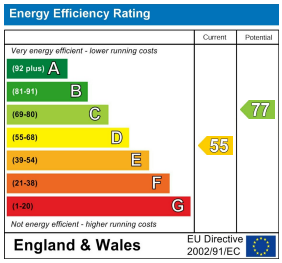
Area Map



Energy Efficiency Graph



Directions

From Conwy Castle proceed through Conwy town, take the 2nd left turning onto Uppergate Street, proceed up the hill through the arch, bear right onto Sychnant Pass Road, take the 4th turning left into Parc Sychnant and continue, the property is on the right. Ref A910 21/05/26 REV 28/10/26

We will be pleased to arrange a viewing of this Home

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Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.