



64, BRYN GYNOG PARK, HENDRE ROAD, CONWY, LL32 8NF

OFFERS OVER £70,000



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Impressive Two Bedroom Park Home in a Desirable Conwy Setting

Offered for sale with no onward chain, this beautifully presented two bedroom park home offers stylish, comfortable and well-proportioned accommodation, complemented by private gardens and allocated parking, all within the popular Bryn Gynog Park.

Positioned within the sought-after village of Gyffin, Conwy, this delightful home provides an appealing combination of tranquillity and convenience. The property is ideally suited to those looking for a well-maintained permanent residence in a peaceful setting, whilst remaining within easy reach of Conwy and the surrounding area's amenities, attractions and transport links.

Built circa 2007, the home has been thoughtfully arranged to provide a welcoming entrance and dining area, a bright and comfortable lounge, a modern fitted kitchen, two well-proportioned double bedrooms and a contemporary wet room.

The accommodation is enhanced by a pleasant sense of space and natural light, with uPVC double glazing throughout, LPG central heating and attractive decorative features including ornate coving. The layout provides excellent flexibility for both everyday living and entertaining, with the main living areas flowing naturally from one room to the next.

Outside, the property benefits from gardens surrounding the home, incorporating lawn, slate chippings and patio areas. The rear garden provides a particularly pleasant space in which to sit and enjoy the surroundings, whilst the private driveway provides convenient allocated off-road parking.



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Location-Bryn Gynog Park enjoys a peaceful position within Gyffin, a popular village adjoining the historic town of Conwy.

The location combines a quieter residential atmosphere with convenient access to everyday amenities, including local shopping and bus services. Conwy itself is renowned for its historic character, town walls, castle and attractive riverside setting, whilst the wider North Wales area offers an outstanding selection of countryside, coastal and leisure attractions. For those seeking a comfortable and well-presented home within a peaceful residential park setting, this attractive property offers a compelling combination of space, convenience, private outdoor areas and twelve-month residential occupancy.





Ground floor:

Lounge

12'3" x 10'10" (3.73m x 3.30m)

A particularly pleasant reception room enjoying a double aspect, with two double glazed uPVC windows overlooking the front garden and a further window to the side.

The room benefits from excellent natural light and features a charming fireplace with inset electric fire, creating an attractive focal point. A radiator and ornate coving complete the room, providing a comfortable and inviting setting for relaxing or entertaining.

Modern Fitted Kitchen

12'3" x 8'3" (3.73m x 2.51m)

The kitchen is fitted with a contemporary range of white high-gloss wall and base units, complemented by contrasting work surfaces and providing an excellent combination of storage and preparation space.

Features include a stainless steel sink and drainer, integrated electric oven, inset gas hob with extractor hood over and designated spaces for a washing machine and fridge/freezer.

A double glazed uPVC window provides a pleasant side aspect, while a double glazed uPVC door opens directly onto the side garden. Further benefits include a radiator, wall-mounted gas boiler and ornate coving.



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Inner Hallway

The inner hallway provides access to both bedrooms and the wet room, together with a useful storage cupboard benefiting from power.

Bedroom One

9'0" x 9'4" (2.74m x 2.84m)

A well-proportioned double bedroom enjoying a pleasant outlook over the front garden through a double glazed uPVC window.

The room further benefits from a fitted wardrobe, radiator and ornate coving, creating a comfortable and practical principal bedroom.

Bedroom Two

11'2" x 9'4" (3.40m x 2.84m)

A generous second double bedroom overlooking the rear garden. The room benefits from a double glazed uPVC window, fitted wardrobe, radiator and ornate coving.

The excellent proportions provide plenty of flexibility for bedroom furniture, while the rear aspect offers a pleasant outlook.

Contemporary Wet Room

5'6" x 6'4" (1.68m x 1.93m)

A stylish and practical contemporary wet room, offering a modern and easily maintained bathroom solution. The room is fitted with a low-level WC, wash hand basin and mains shower, together with a double glazed uPVC window with obscure glazing to the rear aspect.



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Outside

The property is surrounded by attractive and relatively low-maintenance gardens, providing a good balance of lawned and hard-landscaped areas.

The front garden is predominantly laid with slate chippings together with a lawned section and fenced boundaries. Steps lead towards the property's driveway, providing convenient allocated off-road parking.

A fenced and hedged side pathway leads around to the rear of the property.

The rear garden provides a private and relaxing outdoor area, incorporating a patio seating space together with further slate-chipped areas and fenced boundaries. The layout provides an excellent opportunity for outdoor seating, entertaining or simply enjoying the surrounding peaceful environment.





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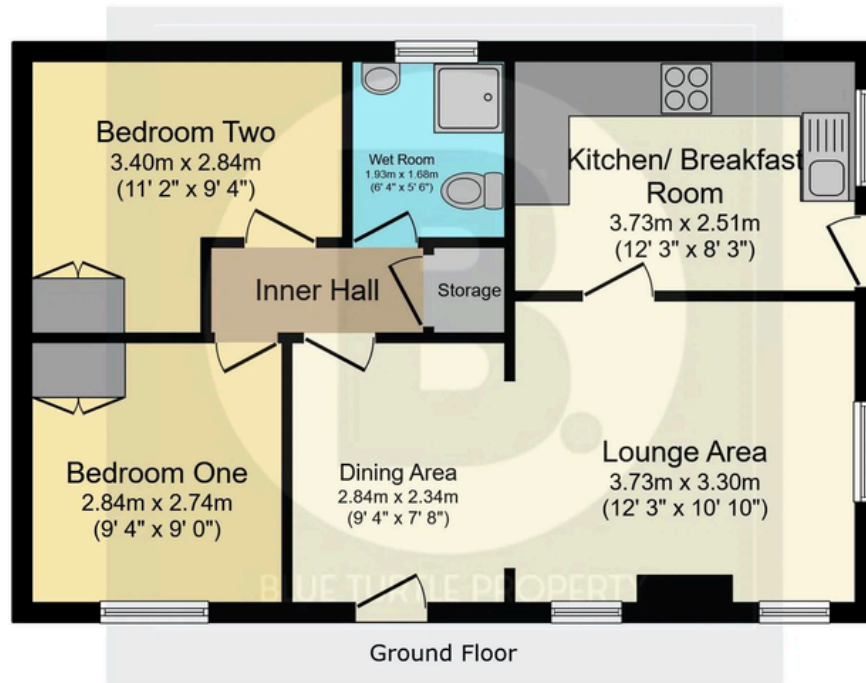
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6 PEN Y BRYN ROAD, COLWYN BAY, LL29 6AF



Total floor area: 53.3 sq.m. (574 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	