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Fletcher & Poole



WELL PLANNED AND SPACIOUS PARK HOME WITH TWO BEDROOMS OPEN PLAN LIVING AND DINING PLUS GENEROUS OUTDOOR SPACE WITH WATERSIDE VIEW

Description

This two-bedroom park home is situated in a most tranquil and convenient location, with well planned and modern interiors, plus outdoor space, and parking. Viewing is essential to appreciate the property and its location.

The accommodation in brief comprises, kitchen with glazed door and window to side, fitted with matching modern wall and base level units, complimentary work tops and tiled splash backs, one and half bowl sink, drainer and mixer tap, integrated oven, hob and extractor, vinyl floor, space and plumbing for other kitchen appliances. The dining room has a glazed door from the kitchen, plus window to the side, carpet floor, radiator, and archway opening in to the living room, which is a spacious room oozing in natural light from the two bay stye windows to the rear, plus the glazed sliding doors, radiator, and carpet floor, a feature electric flame effect fire completes the room. The inner hall offers doors to the bedrooms and bathroom, carpet floor, and hatch to the loft area. Bedroom one is a double sized room with window to the side, radiator, carpet floor and fitted mirror sliding door wardrobes, overhead storage, and cabinets to the bed area. Bedroom two is currently used as a dressing area and has a window to the side, radiator, and carpet floor. The bathroom has a window to the side, vinyl floor, and is fitted with a three-piece modern white suite comprising panel bath with shower and screen, wash hand basin set within vanity unit, and low-level WC.

Externally there is parking for two vehicles, and a terrace area to three sides, ideal for seating with a stream running along the rear part of the patio and decking. There is a spacious metal built storage shed with lighting, power and water supply, with one side fitted with base level units.

- ✓ PARK HOME
- ✓ TWO BEDROOMS
- ✓ FITTED KITCHEN
- ✓ SPACIOUS LIVING/DINING AREA
- ✓ GENEROUS TRANQUIL OUTDOOR SPACE
- ✓ LARGER SHED WITH LIGHTING AND POWER

Kitchen

10' 10" x 7' 8" 3.30m x 2.33m



Dining Area

8' 2" x 7' 8" 2.49m x 2.33m



Living Room

15' 6" x 10' 5" 4.72m x 3.17m

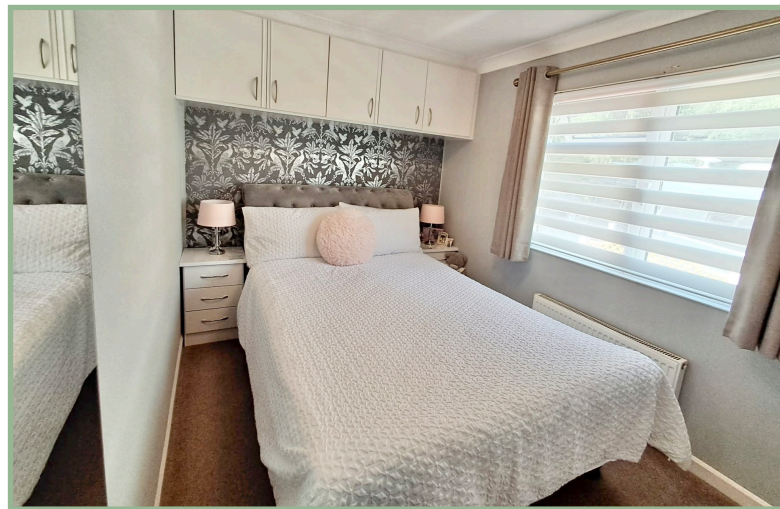


Inner Hallway

8' 6" x 3' 1" 2.59m x 0.93m

Bedroom One

12' x 7' 7" 3.66m x 2.31m



Bedroom Two

7' 5" x 5' 11" 2.26m x 1.80m

Bathroom

8' 7" x 4' 9" 2.61m x 1.44m



External Shed

Location

Located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostelrys, schools, library and medical centres, busy harbour, marina and 18 hole golf course. It is also located a short distance from the edge of the Snowdonia National Park.

Directions

From our Conwy office turn left onto Uppergate Street, proceed through the arch and bear left into St. Agnes Road. Continue along this road and proceed ahead, right at right at the junction into Henryd Road, second entrance on the left into Bryn Gynog, bear right and follow the road down where number 37 can be found on the left.

Council Tax Band: A (provided on www.voa.gov.uk)
Energy Efficiency Rating: N/A

2 Bedroom Park Home

37 Bryn Gynog
Conwy
LL32 8NF

£135,000

Reference Number: FP8369
22/5/2025

Fletcher & Poole,
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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:

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