

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

Fletcher & Poole
DIAMOND COLLECTION



Immaculately Presented Four Bedroom Detached Home

Description

An immaculately presented four bedroom detached home, situated in a cul-de-sac location, enjoying far reaching views towards the Orme to the rear aspect. The property is located for easy access to countryside walks, access to bus routes and walking distance to Conwy town and marina.

The beautifully presented and well planned accommodation comprises: Hallway, cloakroom, dining room, kitchen with Rangemaster, integral fridge and dishwasher, access into the utility room with plumbing for washing machine and dryer, lounge with bay window and french doors leading into the conservatory. To the first floor: Landing, master bedroom with fitted wardrobes and en-suite shower room, double bedroom with fitted wardrobes, single bedroom with fitted wardrobes and a three piece family bathroom. UPVC double glazing and gas fired central heating.

Outside to the front there is a driveway leading to a detached double garage and front garden. To the rear there is a garden laid to lawn with a paved patio area and an array of well established shrubs and plants.

Hallway

10' 7" X 7' 10" 3.22m X 2.39m



Cloakroom

5' 11" x 3' 2" 1.80m x 0.96m



- * **IMMACULATELY PRESENTED FOUR BEDROOM HOME**
- * **LOCATED IN A CUL-DE-SAC LOCATION**
- * **EASY ACCESS TO COUNTRYSIDE WALKS, BUS ROUTES & CONWY TOWN**
- * **DRIVEWAY PARKING & DETACHED DOUBLE GARAGE**

4 Bedroom Detached House

19 RHODFA SYCHNANT
CONWY
LL32 8RD

£390,000

Reference Number: FP7370

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
web: www.fletcherpoole.com



Location

Rhodfa Sychnant is located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostelryes, 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 continue onto Sychnant Pass Road, continue up the hill , turn left into Rhodfa Sychnant where number 19 can be found in the right hand corner.

Council Tax Band: F (provided on www.voa.gov.uk)

Energy Efficiency Rating: C

28/01/2022, 15:46 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Immaculately Presented Four Bedroom Detached Home

Dining Room

11' 7" x 11' 7" 3.53m x 3.53m



En-Suite Shower Room

5' 6" x 6' 11" 1.67m x 2.11m



Lounge

22' 2" x 14' 8" 6.76m x 4.47m

Conservatory

12' 5" x 12' 9" 3.78m x 3.88m



Kitchen/Breakfast Room

15' 4" x 12' 3" 4.67m x 3.73m

Landing

11' 4" x 5' 5" 3.45m x 1.65m

Master Bedroom

11' 6" x 12' 3" 3.50m x 3.73m



Bedroom Two

11' 6" x 9' 2" 3.50m x 2.79m



Bedroom Three

9' 10" x 8' 9" 3.00m x 2.66m



Bedroom Four

9' 10" x 6' 11" max 3.00m x 2.11m

Bathroom

7' 2" x 5' 5" 2.18m x 1.65m



Garage

4 Bedroom Detached House

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