

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 arrangements to meet your requirements.

We strongly recommend that all information which we provide about the property is verified by yourself or your advisers.

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.

Part of an offer or contract. The seller does not make any representation in relation to the property and we have no authority to do so on behalf of the seller.

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements of representations of fact and they do not constitute any part of an offer or contract.

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

DIAMOND COLLECTION  
Fletcherpooole



# 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.

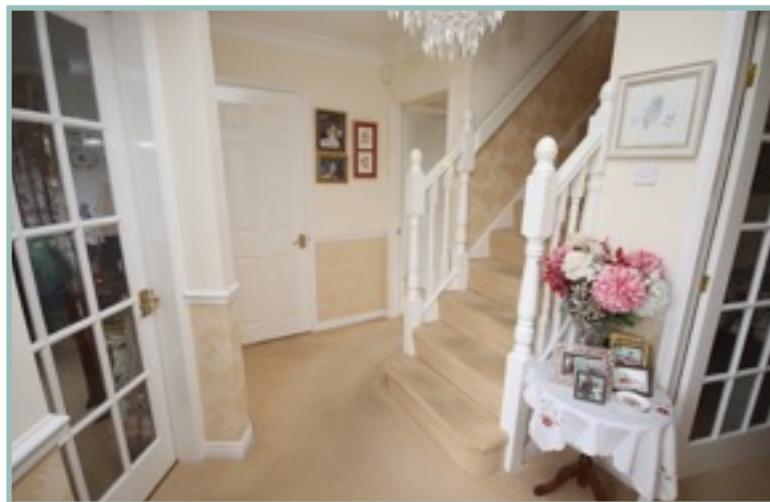
The beautifully presented and well planned accommodation comprises: Hallway, cloakroom, dining room, kitchen with Rangemaster, integral fridge and dishwasher, access into the utility room with plumbing for washing machine and dryer, lounge with bay window and french doors leading into the conservatory. 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.

- \* **IMMACULATED 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**

## Hallway

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



## Cloakroom

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



**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](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



## Location

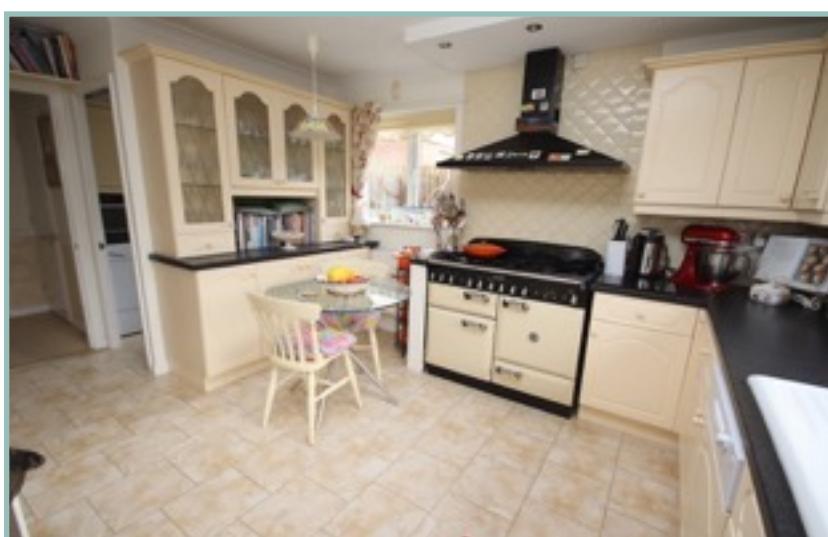
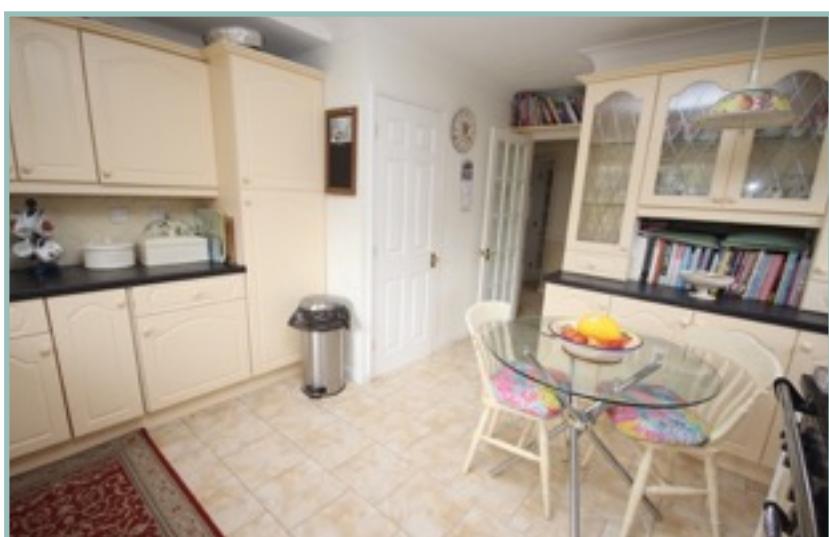
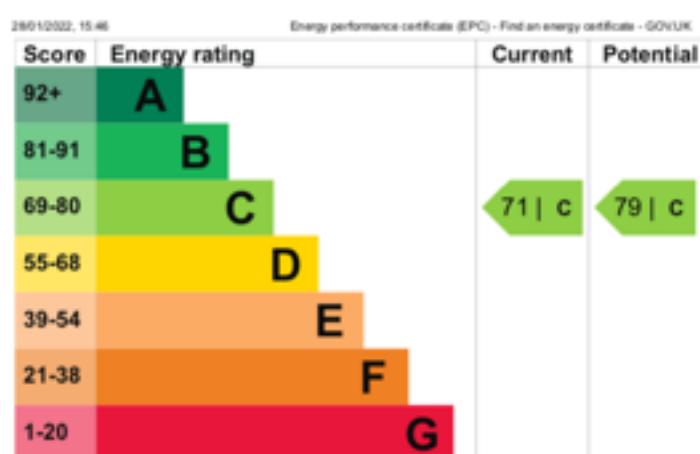
Rhodfa Sychnant is located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostelries, schools, library and medical centres, busy harbour, marina and 18 hole golf course. It is also located a short distance from the edge of the Snowdonia National Park.

## 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](http://www.voa.gov.uk))

Energy Efficiency Rating: C



# Immaculately Presented Four Bedroom Detached Home

## Dining Room

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



## 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

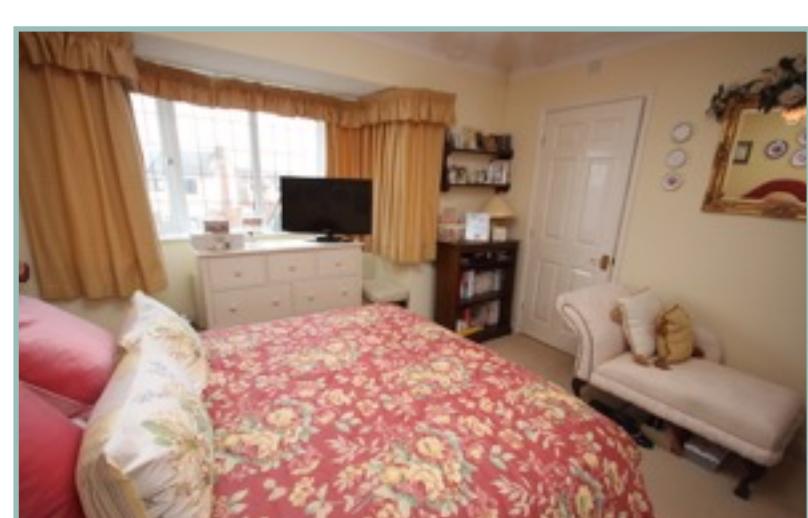
15' 4" x 12' 3" 4.67m x 3.73m

## Landing

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

## Master Bedroom

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



## En-Suite Shower Room

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



## Bedroom Two

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



## Bedroom Three

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

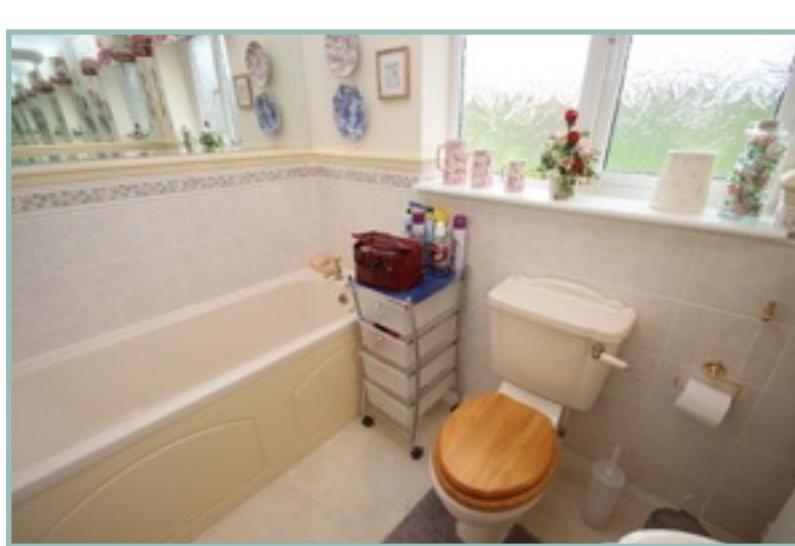


## Bedroom Four

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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