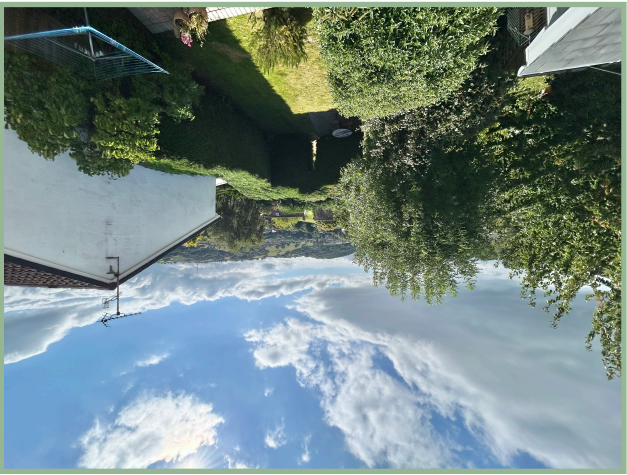


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		





# A Three Bedroom Semi Detached Home Enjoying Views To The Rear

## Description

A beautifully presented three bedroom split level semi-detached home, located in popular residential area with close proximity to the historical market town of Conwy and all other amenities. Commanding a slightly elevated position enjoying views to rear. Benefitting from UPVC double glazing, NEST controlled gas fired central heating, ample off-road parking, garage with access from hallway, large breakfast kitchen with space and plumbing for gas cooker and space for fridge. The property also benefits from a deceptively spacious garden to rear with patio sun terrace leading onto a garden with another sun terrace at the bottom with well established and maintained hedge borders.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME
- ✓ SPLIT LEVEL LIVING AND ACCOMMODATION
- ✓ DECEPTIVELY LARGE GARDEN WITH SUN TERRACE & GRASSED LAWN
- ✓ VIEWS TO REAR OF PROPERTY
- ✓ NO ONWARD CHAIN
- ✓ VIEWING RECOMMENDED
- ✓ FREEHOLD

## W.C

3' 6" x 5' 6"      1.06m x 1.67m

## Kitchen/Breakfast Room

11' 10" x 11' 9"      3.60m x 3.58m



## Lounge/Dining Room

12' 6" x 18' 1"      3.81m x 5.51m



## Bedroom One

12' 1" x 10' 9"      3.68m x 3.27m



## Bedroom Two

12' 5" x 8' 10"      3.78m x 2.69m



## Bedroom Three

8' 10" x 8' 2"      2.69m x 2.49m



## Bathroom

6' 9" x 5' 6"      2.06m x 1.67m



## Garage

17' 5" x 8' 5"      5.31m x 2.56m

## Location

The historic walled town of Conwy is located on the banks of the River Conwy and is famous for its Castle and Bridges. There is a busy harbour, marina, 18 hole golf course, wealth of local shops, medical centre, library, and schools, and is located on a bus route and railway line. The A55 Expressway for easy access to Chester and motorways is near by.

## Directions

From our Conwy office take the second left turning (just after the arch) into Mount Pleasant. Proceed up the hill to the junction and turn right onto the Sychnant Pass Road, proceed past the Youth Hostel and take the 4th turning left into Parc Sychnant

Council Tax Band: D (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: D

## 3 Bedroom Semi Detached Home

25 Parc Sychnant  
Conwy  
LL32 8SB

NO CHAIN

£290,000

Reference Number: FP8117

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  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

