



## TWO BEDROOM LINK DETACHED HOME OCCUPYING A GOOD SIZE CORNER PLOT

### Description

A well presented two bedroom link detached home occupying a good size corner plot and enjoying superb views over towards Tal Y Fan mountain to the front aspect and views over Conwy town and Conwy Castle to the rear aspect. The light and well planned accommodation comprises: Entrance porch, hallway, double aspect lounge with electric fire and access into the dining room which has sliding doors into the conservatory. The conservatory over looks and has access into the rear garden. Kitchen with integrated dishwasher, fridge/freezer, washer/dryer and electric oven and hob. There is a downstairs bathroom with corner bath. To the first floor: Landing with storage cupboard, two double bedrooms (One of which has fitted wardrobes) and a shower room.

UPVC double glazing and Worcester gas fired combination boiler.

To the outside there is a block paved driveway with access to the garage, a lawned front garden area, a paved seating area and paved pathways leading to the low maintenance rear garden which is laid to flag stones. To the side of the property there is an additional off road parking space, ideal for a caravan/motorhome or additional vehicle.

- ✓ TWO BEDROOM LINK DETACHED HOME
- ✓ ENJOYS SUPERB MOUNTAIN AND CONWY CASTLE VIEWS
- ✓ OCCUPIES A CORNER PLOT WITH ADDITIONAL OFF ROAD PARKING
- ✓ LOVELY WELL MAINTAINED LANDSCAPED GARDENS TO FRONT, SIDE AND REAR
- ✓ SITUATED WITHIN WALKING DISTANCE TO BOTH GYFFIN & CONWY
- ✓ CONSERVATORY TO REAR
- ✓ FREEHOLD

### Porch

9' 7" x 2' 6" 2.92m x 0.76m

### Hallway

16' 4" x 4' 4.98m x 1.22m

### Lounge

16' 4" x 10' 11" 4.98m x 3.32m



### Dining Room

10' 11" x 10' 10" 3.32m x 3.30m

### Conservatory

9' 11" x 11' 5" 3.02m x 3.48m



### Kitchen

10' 10" x 8' 10" 3.30m x 2.69m



### Bathroom

9' 11" x 4' 4" 3.02m x 1.32m



### Landing

6' x 5' 9" 1.82m x 1.75m

### Bedroom One

11' 11" including wardrobes x 10' 3.63m x 3.05m



### Bedroom Two

12' x 10' 10" 3.66m x 3.30m

### Shower Room

6' x 2' 9" 1.82m x 0.83m

### Location

"Bryn Castell" is located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostels, 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

Turn left out of our Conwy office and left again by the Albion Public House onto Uppergate Street. Continue through the arch, take the first left onto St. Agnes Road and continue to the end. At the junction turn slight right onto Llanrwst Road and continue up the hill, after a short distance take the first left onto Bryn Seiri Road and follow this road round where 21 Bryn Castell can be found on the right. (On the corner of Y Felin)

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

Energy Efficiency Rating: D

Tenure: Freehold

## 2 Bedroom Link Detached Home

21 Bryn Castell  
Conwy  
LL32 8LF

**£295,000**

Reference Number: FP8546  
12/3/2026

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)

