



TWO BEDROOM PARK HOME FOR THE OVER 50'S

Description

A well maintained two bedroom residential park home for the over 50's. Bryn Gynog is located within walking distance to the shops and amenities in both Gyffin and Conwy town, and close to a bus stop and train station.

Number 34 is located by a pretty stream. The accommodation comprises: Kitchen with space and plumbing for a gas cooker, fridge/freezer and washing machine. Lounge with electric fire and an opening into the dining area which has double doors onto the garden. Inner hallway leading to the main bedroom which has a range of fitted furniture and a second bedroom with built in double wardrobe and drawers. Shower room with store cupboard.

UPVC double glazing and LPG gas central heating with a combination boiler. To the outside there are two driveways and a timber gate providing access to the low maintenance garden which has an area laid to stone chippings with rotary dryer. Flagged pathways and a well planted border and a flagged seating area overlooking the stream. Under-house storage area.

- ✓ SITUATED ON A 12 MONTH RESIDENTIAL SITE
- ✓ DRIVEWAY FOR TWO VEHICLES & REAR & SIDE GARDENS
- ✓ LOCATED BY A PRETTY STREAM
- ✓ NO CHAIN

Lounge

14' 1" x 9' 9" 4.29m x 2.97m



Dining Area

8' 10" x 10' 2.69m x 3.05m

Inner Hall

10' x 3' 1" 3.05m x 0.93m

Bedroom One

10' x 9' 7" 3.05m x 2.92m



Bedroom Two

8' 11" x 9' 6" 2.71m x 2.89m



Shower Room

5' 6" x 6' 6" 1.67m x 1.98m



Agent's Notes: Site fee is £155.16 per month. The electric is metered and paid via Wyldecrest quarterly.

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 34 can be found on the left.

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

Energy Efficiency Rating: TBC



2 Bedroom Residential Park Home

34 BRYN GYNOG
HENDRE ROAD
CONWY
LL32 8NF

£115,000

REDUCED FROM £125,000
Reference Number: FP8173
14/10/2024

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:

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web: www.fletcherpoole.com

