



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 enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.



www.fletcherpoole.com



INDIVIDUALLY DESIGNED FOUR BEDROOM FAMILY HOME

Description

An individually designed four bedroom modern home situated in the highly sought after area of Bryn Hyfryd Park which is only a five minute walk into the historic walled town of Conwy, the secondary school and harbour.

The property enjoys far reaching views over the sea and the Great Orme and has spacious and well planned accommodation comprising: Good sized entrance hallway with storage cupboard and W.C, double aspect lounge with double doors into the conservatory. Dining room with double doors onto the rear garden, kitchen/ breakfast room with integrated electric hob, oven, micro oven, fridge and freezer and breakfast bar area. Utility room with integrated dishwasher, washing machine, Vaillant boiler with separate hot water tank and space for a dryer. Bedroom four and stairs off the inner hall area leading to a front external door.

From the main hallway there is a wood and glazed staircase leading to the first floor accommodation, landing, master bedroom with large ensuite bathroom, two further double bedrooms both with access into the Jack and Jill bathroom.

UPVC double glazing and gas central heating.

To the outside there is a double garage with electric door, driveway parking with steps leading up to the front door and front garden area which has a paved seating area surrounded by lawn and established shrubs. To the rear of the property there is a south facing rear garden with paved seating areas, lawn and a variety of established plants and shrubs.



- * INDIVIDUALLY DESIGNED FOUR BEDROOM FAMILY HOME
- * SITUATED IN A HIGHLY SOUGHT AFTER AREA
- * ENJOYS FAR REACHING VIEWS OVER THE SEA AND GREAT ORME
- * WITHIN WALKING DISTANCE TO THE TOWN CENTRE AND SCHOOLS
- * EASY ACCESS TO THE A55
- * FREEHOLD
- * NO CHAIN



4 Bedroom Detached Home

9 Bryn Hyfryd Park
Conwy
LL32 8PF

£675,000

Reference Number: FP8526
20/01/2026

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
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

Location

The property is located on the outskirts of the historic walled town of Conwy located on the banks of the River Conwy famous for its Castle and Bridges. The town has an array of retail outlets, banks, medical centre, library and several places of historic interest. There is a local primary and secondary school, social and recreational facilities include 18-hole golf course and a yachting marina.

Directions

From our Conwy office turn left, through the arch and turn immediate left onto Mount Pleasant, turn right at the 'T' junction, right on to Bryn Hyfryd Park and follow the road round where number 9 can be found on the left.

Council Tax Band: G (provided on www.voa.gov.uk)
Tenure: Freehold
Energy Efficiency Rating: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	48 E	
21-38	F		
1-20	G		



INDIVIDUALLY DESIGNED FOUR BEDROOM FAMILY HOME

Hall

13' 7" x 13' 9" 4.14m x 4.19m

Inner Hall

11' 2" x 3' 8" 3.40m x 1.11m

Cupboard

4' 7" x 3' 7" 1.40m x 1.09m

W.C

5' 6" x 4' 2" 1.67m x 1.27m

Lounge

18' 7" x 13' 2" 5.67m x 4.01m

Conservatory

11' 7" x 11' 8" 3.53m x 3.55m

Dining Room

12' 4" x 12' 2" 3.76m x 3.71m

Kitchen/Breakfast Room

17' 9" x 12' 5" 5.41m x 3.78m

Utility Room

12' 5" x 6' 4" 3.78m x 1.93m

Lower Hall

2' 9" x 15' 11" 0.83m x 4.85m

Bedroom Four

14' 7" x 9' 8" 4.44m x 2.94m

Landing

10' 8" x 7' 4" 3.25m x 2.23m

Bedroom One

17' 7" x 16' max 5.36m x 4.87m

Ensuite

13' 7" x 13' 8" 4.14m x 4.16m

Bedroom Two

14' 2" x 11' 6" 4.31m x 3.50m

Jack & Gill Bathroom

10' 7" x 6' 3" 3.22m x 1.90m

Bedroom Three

12' 5" x 12' 5" max 3.78m x 3.78m

Garage

22' 5" x 18' 9" 6.83m x 5.72m



4 Bedroom Detached Home

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Conwy
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£675,000

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