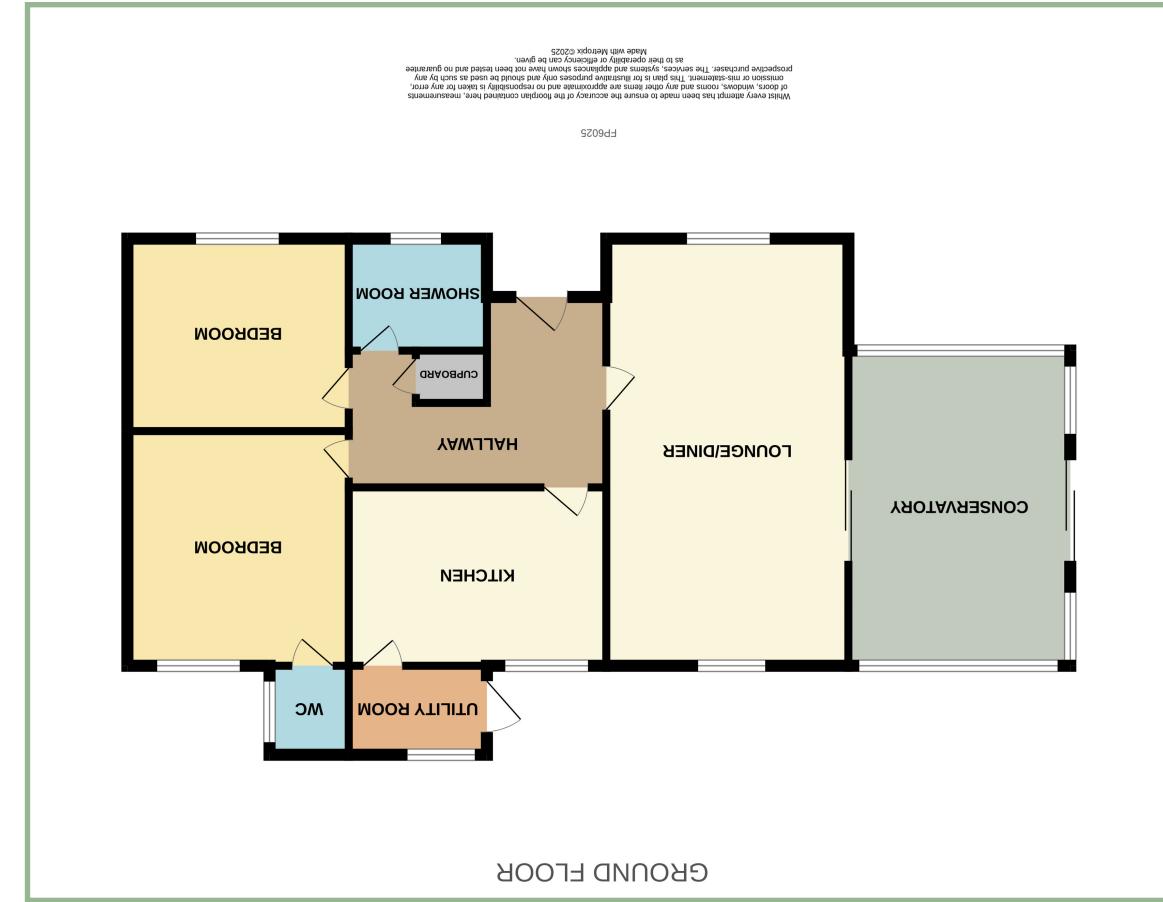
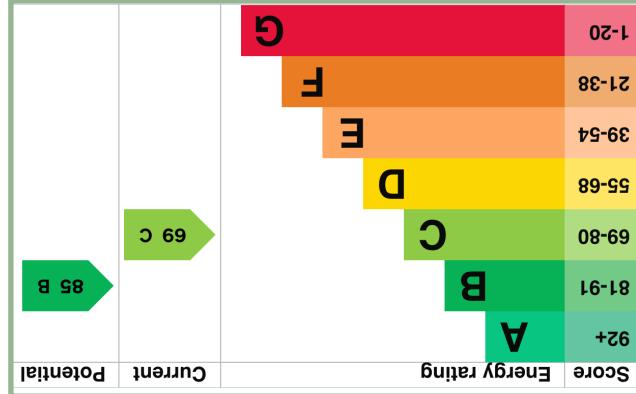


Please contact us before viewing the property. If there is any particular information you are concerned about regarding some distance to view the property.
We strongly recommend that at the point of particular importance to you we will be pleased to provide additional information or to make further
enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
We strongly recommend that at the point of particular importance to you we will be pleased to provide additional information or to make further
enquiries. The seller does not make any representation of give any warranty 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.
Offer or contract. The seller does not make any representation of give any warranty 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.

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DELIGHTFUL AND WELL PRESENTED TWO DOUBLE BEDROOM DETACHED BUNGALOW WITH THE MOST STUNNING SCENIC VIEWS!

Description

With stunning scenic views, this is a very private two double-bedroom detached bungalow on a large corner plot at the head of a cul-de-sac in a most popular, convenient, sought-after location within walking distance of Conwy town. The property is fully double-glazed and has gas central heating.

In brief the accommodation comprises an entrance hallway with laminate floor, radiator and storage cupboard. The sitting/dining room is most spacious with feature fireplace, radiators, carpet, windows to the front and rear with large patio door to the side allowing superb views through the conservatory and beyond. The conservatory has laminate flooring, radiator and surround windows. The sliding doors open fully onto the large patio area, gardens and phenomenal views down the valley.

The kitchen offers matching wall and base units, complementary worktops and colour-coordinated one and half sink, drainer and mixer tap. Also included are Bosch appliances - a fitted double oven, induction hob and fridge freezer. There is also a dishwasher. Door leads off to utility room housing the washing machine and tumble dryer, with shelving, window and double glazed door to the rear garden.

Bedroom one has window to the rear, carpet and a modern en-suite with window, laminate floor, low level flush toilet, hand wash basin in vanity unit and matching storage floor cupboard.

Bedroom two has window to the front, radiator and carpet.

The shower room has window to the front, vinyl flooring, heated towel rail, enclosed shower cubicle, hand washbasin in vanity unit and low level wc.

To the front is a driveway for 2 cars leading to the garage with electric up-and-over doors, lighting, power and door to rear. Outside UPVC soffits and fascia hold low wattage inset lights to the front and rear.

Landscaped, low maintenance gardens surround the property with an array of mature plants, shrubs and hedges. There are 3 very productive apple trees, 2 pear trees and a cherry tree. With a greenhouse, there are 2 sheds - one large with windows, lighting and power,

The large patio also features an ornamental pond with water feature to compliment the unrivalled vista.

- ✓ DETACHED BUNGALOW
- ✓ SCENIC SETTING
- ✓ TWO DOUBLE BEDROOMS
- ✓ FANTASTIC GARDENS TO THREE SIDES
- ✓ DRIVEWAY & GARAGE
- ✓ CONSERVATORY
- ✓ FREEHOLD

Hallway

Sitting/Dining Room

20' 11" x 12' 6.38m x 3.66m



Conservatory

15' x 9' 5" 4.57m x 2.87m



Kitchen

12' 9" x 8' 10" 3.88m x 2.69m



Utility Room

5' 10" x 4' 7" 1.78m x 1.40m

Bedroom One

11' 10" x 11' 1" 3.60m x 3.38m



Bedroom Two

11' 1" x 8' 7" 3.38m x 2.61m

Shower Room

6' 4" x 5' 11" 1.93m x 1.80m

W.C

5' x 3' 7" 1.52m x 1.09m

Location

Parc Sychnant is located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hosteries, 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 passing the Youth Hostel on the left, take the 2nd left into Parc Sychnant, proceed, ignoring the first road to the right, and turn right at the 'T' junction, 86 can be found at the head of the cul-de-sac on the right.

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

Energy Efficiency Rating: C

Tenure: Freehold

2 Bedroom Detached Bungalow

86 Parc Sychnant Conwy LL32 8SB

£295,000

Reference Number: FP8322
16/4/2025

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
web: www.fletcherpoole.com

