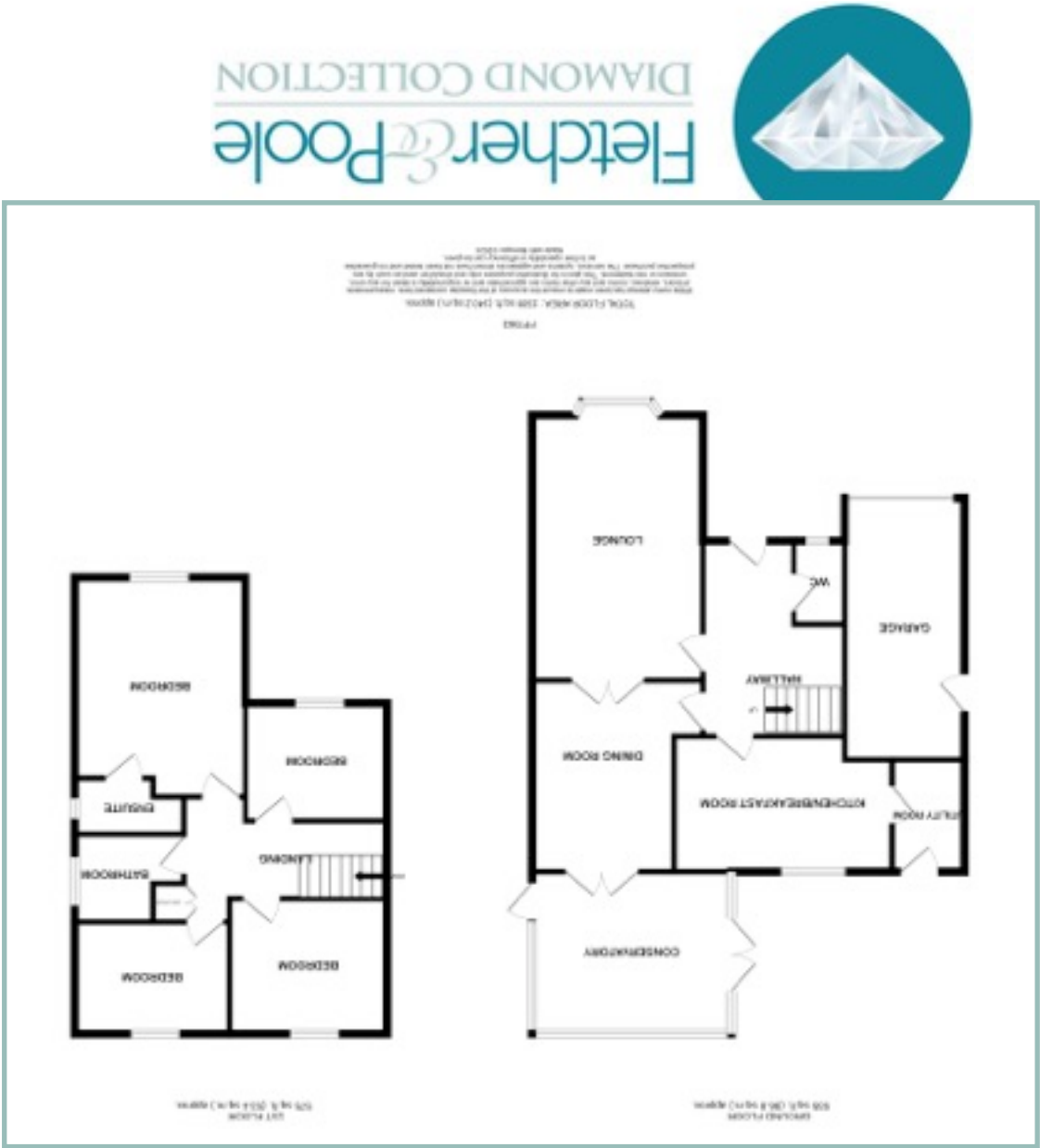


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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

www.fletcherpoole.com



Immaculately Presented Four Bedroom Detached Home

Description

An immaculately presented detached four bedroom home situated on a small and very well maintained development on the outskirts of the town, yet only a five minute walk into the town centre. The property enjoys views from the front aspect over Conwy mountain and countryside and estuary views from the rear aspect (mostly in winter).

The well planned accommodation comprises: Entrance hall, W.C, lounge with bay window and electric fire, double doors lead into the dining room which also has double doors into the good size conservatory, kitchen/breakfast room with two built in electric ovens, four ring gas hob, integrated dishwasher, space for a fridge/freezer and a breakfast bar. Utility room with space and plumbing for a washing machine and dryer.

To the first floor: Landing, storage cupboard, master bedroom with built in wardrobes and modern ensuite shower room, three further bedrooms and a modern family bathroom.

UPVC double glazing and a gas fired Vaillant combination boiler.

To the outside there is driveway parking, garage with power and light and a lawned front garden area. A timber gate provides access to the rear garden which has a side area ideal for storage of refuse and recycling bins and shed, a paved and decked upper seating area off the conservatory with electric awning and a couple of steps lead down to a further flagged patio area with summer house, lawned area and an array of shrubs and plants. There is a small pathway at the end of the cul de sac which provides easy access for walking into the town.

- * IMMACULATELY PRESENTED DETACHED FOUR BEDROOM HOME
- * SITUATED IN A CUL DE SAC LOCATION WITHIN WALKING DISTANCE TO THE TOWN
- * EASY ACCESS TO THE SCHOOLS, PARKS, HARBOUR, MARINA AND THE A55
- * ENJOYS LOVELY VIEWS TO BOTH FRONT AND REAR ASPECT
- * CONSERVATORY OVER LOOKING THE REAR GARDEN
- * FREEHOLD
- * NO CHAIN



4 Bedroom Detached House

7 Rhodfa Sychnant
Conwy
LL32 8RD

NO CHAIN

£399,999
REDUCED FROM £420,000

Reference Number: FP7963
27/2/2024

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:

tel: 01492 583100
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com



Location

Rhodfa Sychnant is located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostelryes, 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 , turn left into Rhodfa Sychnant, bear left where number 7 can be found in the corner on the right.

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

Energy Efficiency Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Immaculately Presented Four Bedroom Detached Home

Hallway

13' 3" x 5' 7" 4.04m x 1.70m



W.C

6' 9" x 3' 5" 2.06m x 1.04m

Lounge

18' 6" x 11' 7" 5.64m x 3.53m

Dining Room

12' 11" x 11' 7" max 3.94m x 3.53m

Conservatory

13' 6" x 11' 4.11m x 3.35m



Kitchen

14' 9" x 9' 2" 4.49m x 2.79m



Utility Room

7' 7" x 4' 11" 2.31m x 1.50m



Landing

8' 9" x 13' 8" 2.66m x 4.16m

Bedroom One

14' 1" x 11' 7" 4.29m x 3.53m



Ensuite

7' 8" x 3' 8" 2.33m x 1.11m



Bedroom Two

10' 7" x 9' 7" 3.22m x 2.92m



Bedroom Three

9' 10" x 7' 1" 3m x 2.16m

Bedroom Four

10' 9" x 6' 9" 3.27m x 2.06m

Bathroom

7' 8" x 5' 9" 2.33m x 1.75m



Garage

17' 9" x 8' 2" 5.41m x 2.49m

4 Bedroom Detached House

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LL32 8RD

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