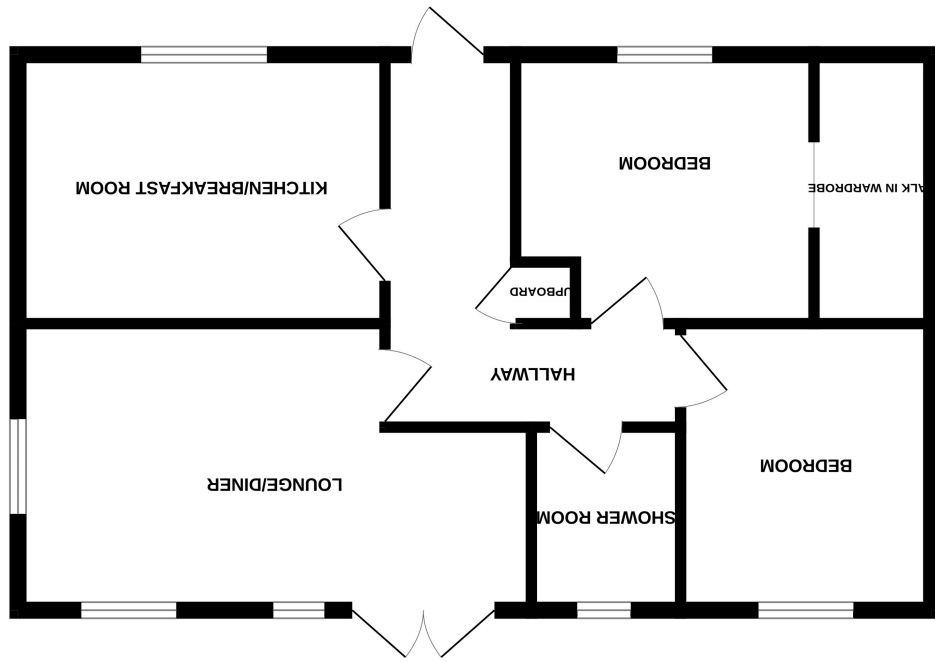
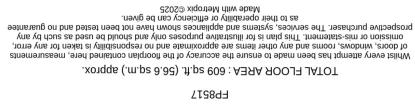


www.fletcherpoolle.com



609 sq.ft. (56.6 sq.m.) approx.





TWO BEDROOM RESIDENTIAL PARK HOME

Description

A well maintained two bedroom residential park home for the over 50's situated within walking distance to both the hamlet of Gyffin and the historic walled town of Conwy. The park home is situated next to a tranquil stream in a no through position within the development.

The accommodation comprises: 'L' shaped Entrance hall with store cupboard, lounge/diner with patio doors onto the rear garden, kitchen with breakfast bar area, integrated electric oven and gas hob and space and plumbing for a washing machine and fridge/freezer, master bedroom with walk in wardrobe (currently used as a work room), a second double bedroom and shower room. UPVC double glazing and Worcester gas fired central heating. There is a drop down ladder providing access into the boarded loft which also has a light source.

To the outside there is driveway parking for three vehicles if required and a lovely seating/patio area overlooking the stream and a wooded area.

- ✓ RESIDENTIAL PARK HOME FOR THE OVER 50'S
- ✓ TWO BEDROOMS
- ✓ KITCHEN/BREAKFAST ROOM
- ✓ SPACIOUS LIVING/DINING AREA
- ✓ GENEROUS TRANQUIL OUTDOOR SPACE
- ✓ WITHIN WALKING DISTANCE TO SHOPS

Hallway

12' 9" x 4' 6" 3.88m x 1.37m

Lounge/Dining Room

17' 9" max x 9' 9" 5.41m x 2.97m



Kitchen/Breakfast Room

12' 8" x 9' 4" 3.86m x 2.84m



Bedroom One

9' 6" x 9' 4" plus walk in wardrobes 2.89m x 2.84m



Bedroom Two

9' 4" x 7' 11" 2.84m x 2.41m



Shower Room

6' 4" x 5' 2" 1.91m x 1.57m



Location

Located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostleries, 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, turn right into Henryd Road, second entrance on the left into Bryn Gynog, bear right and follow the road down where number 33 can be found on the left.

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

Energy Efficiency Rating: TBC

Tenure: Freehold

Agent Notes. The sites fees are £155.16 per month. Electricity is metered and paid via Wyldecrest.

2 Bedroom Park Home

33 Bryn Gynog  
Hendre Road  
Conwy  
LL32 8NF

£145,000

Reference Number: FP8517  
12/12/2025

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](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

