

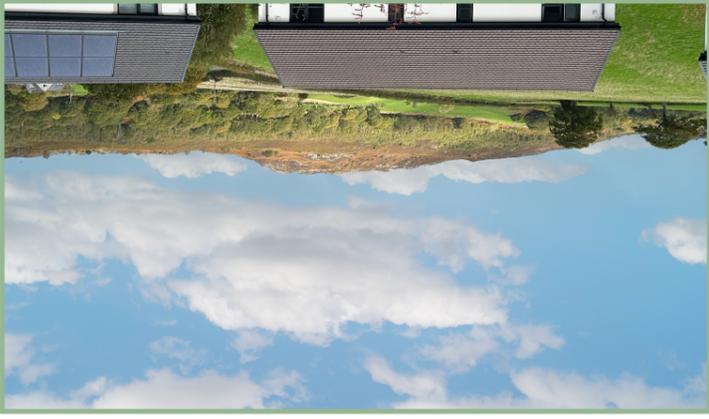
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A	93 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FP8492

When every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error. The floorplan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their quantity or efficiency can be given. Made with Mapbox ©2025

TOTAL FLOOR AREA: 830 sq. ft. (77.1 sq. m.) approx.

442 sq. ft. (41.1 sq. m.) approx.

GROUND FLOOR

KITCHEN/DINER
STORAGE
HALLWAY
WC
LOUNGE

387 sq. ft. (36.0 sq. m.) approx.

1ST FLOOR

BEEDROOM
BATHROOM
LANDING
CUPBOARD
DOWN
UP
BEEDROOM



TWO BEDROOM SEMI DETACHED MODERN HOME

Description

An immaculately presented two bedroom semi detached home built by Beech Homes in 2019 with an emphasis on sustainable living with a high level of finish. Situated in the picturesque and sought after Sychnant Pass area just on the outskirts of the historic walled town of Conwy and at the gateway to the Snowdonia National park with it's lovely walking, running and biking routes. This lovely light and bright home enjoys views of Conwy Mountain and a south facing rear garden.

The well planned accommodation comprises: Entrance hall, W.C, Part open plan lounge/Kitchen/Diner with the dining area enjoying double patio doors onto the rear garden. In the kitchen there is a gas hob, electric oven, pan drawers and cupboard housing the recycling bins and a cupboard with space and plumbing for a dishwasher. There is a bank of cupboards off the dining area allowing for further storage and space and plumbing for a washing machine and dryer and space for a fridge/freezer.

To the first floor: Landing with access to the fully boarded loft with drop down loft ladder, two double bedrooms and bathroom. UPVC double glazing and gas fired Worcester boiler. The property benefits from solar panels and a feed in tariff ensuring that running costs are very low.

To the outside there is a block paved driveway with parking for two vehicles and the benefit of a communal visitor parking space, a small front garden area laid to stone chippings and established shrubs. A timber gate provides access to the rear garden which enjoys a south facing rear aspect and views over Conwy mountain, a good sized lawn area and paved patio seating area.

- ✓ TWO BEDROOM MODERN HOME BUILT IN 2019
- ✓ SITUATED IN A HIGHLY DESIRABLE LOCATION
- ✓ ENJOYS VIEWS OVER CONWY MOUNTAIN
- ✓ SOUTH FACING REAR GARDEN
- ✓ BENEFITS FROM SOLAR PANELS AND REDUCED HEATING COSTS
- ✓ FREEHOLD

Hallway

5' 5" x 4' 5" 1.65m x 1.34m

W.C

5' 3" x 3' 6" 1.60m x 1.06m

Lounge

17' 6" x 12' 6" 5.34m x 3.81m



Kitchen/Diner

15' 3" x 7' 11" 4.65m x 2.41m



Landing

9' 2" x 7' 2.79m x 2.13m

Bedroom One

15' 5" x 9' 3" 4.70m x 2.82m



Bedroom Two

15' 4" x 9' 3" 4.67m x 2.82m



Bathroom

8' x 6' 7" 2.43m x 2m



Location

Lon Y Dderwen is located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostelries, 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, continue along this road until you reach Oakwood Development, turn left and then 1st left where number 50 Can be found on the right.

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

Energy Efficiency Rating: A

Tenure: The property is freehold, however there is an annual charge of £350 to the management company for maintenance of the communal areas.

2 Bedroom Semi Detached Home

50 Lon Y Dderwen
Conwy
LL32 8AR

£295,000

Reference Number: FP8492
22/10/2025

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

