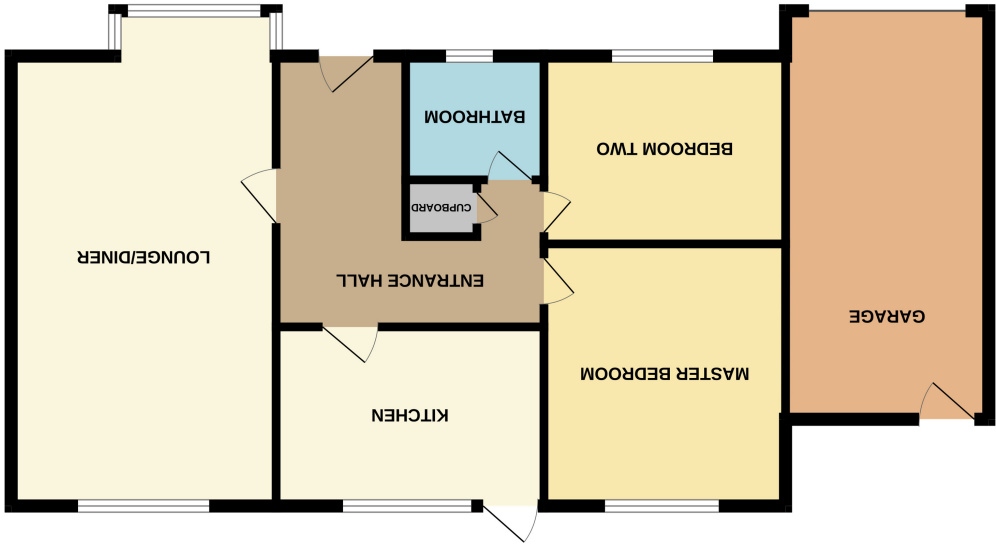


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so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



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		110 A
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



DELIGHTFUL TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW IN HIGHLY SOUGHT AFTER LOCATION OFFERING SCENIC VIEWS AND NO ONWARD CHAIN!

Description

This two double bedroom semi detached bungalow is situated in a highly sought after residential location, within walking distance to Conwy town centre. Well presented throughout and offered for sale with NO CHAIN, early viewing is strongly recommended.

The accommodation in brief comprises, entrance hallway with glazed front door, doors to all rooms, radiator, telephone/broadband point, carpeted flooring, and a fitted airing cupboard. The living room is open plan to the dining room and offers dual aspect windows to the front and rear, two radiators, carpeted flooring, television point, feature fireplace with gas fire, hearth, and surround. The kitchen is fitted with wall and base level units, integrated sink, drainer, and mixer tap, window to the rear with lovely views, radiator, glazed door to the garden, space and plumbing for all kitchen appliances. Bedroom one offers a window to the rear, radiator, carpeted flooring, and full wall length fitted sliding mirror door wardrobes with deep storage. Bedroom two has a window to the front, small fitted wardrobe, radiator, and carpeted flooring. The bathroom is fitted with a three-piece matching white suite comprising panel bath, with shower and glass screen, pedestal wash hand basin and low level WC, tiling to all splash back areas, window to the front, and heated towel rail.

The property has double glazing throughout, and has gas central heating via a combination boiler, which also provides the hot water. The garage is spacious with an electric up and over door, lighting, power and plumbing if required. The front garden has an array of mature plant, shrub and hedge lined border, with tarmac/paved driveway and footpath. The rear is fully enclosed via fenced boundaries, mature plant, shrub, and hedge lined borders, paved and decking seating areas, plus a fantastic summer house!

- ✓ SEMI DETACHED BUNGALOW
- ✓ TWO DOUBLE BEDROOMS
- ✓ DRIVEWAY & GARAGE
- ✓ GARDENS FRONT & REAR
- ✓ SCENIC VIEWS TO REAR
- ✓ NO CHAIN

Lounge/Diner

20’ 8” x 12’ 6.30m x 3.66m



Kitchen

12’ 6” x 8’ 10” 3.81m x 2.69m



Bedroom One

11’ 9” x 10’ 11” 3.58m x 3.32m



Bedroom Two

10’ 10” x 8’ 6” 3.30m x 2.59m



Bathroom

7’ x 5’ 9” 2.13m x 1.75m

Garage

18’ 2” x 8’ 11” 5.54m x 2.71m

Location

Parc Sychnant 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, take the 2nd left into Parc Sychnant, proceed, ignoring the first road to the right, and turn right at the ‘T’ junction, 100 can be found on the left.

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

2 Bedroom Semi Detached Bungalow

100 Parc Sychnant
Conwy
LL32 8SB

£259,500
REDUCED FROM £265,000

Reference Number: FP8303
26/3/2025

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

