



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
DIAMOND COLLECTION



IMMACULATELY PRESENTED THREE BEDROOM DETACHED HOME ENJOYING EXPANSIVE PANORAMIC VIEWS OF THE CONWY VALLEY

Description

An immaculately presented substantial three/four-bedroom detached house situated in sought after residential area.

The property commands an elevated setting enjoying expansive panoramic views of the Conwy Valley towards Tal Y Fan, the Carneddau Mountains and the historic town walls of Conwy.

The property briefly affords, entrance into conservatory, breakfast kitchen, living/dining room providing access to the conservatory, three bedrooms, family bathroom, bedroom one with en-suite, ground floor study/sunroom with potential to use room as a further bedroom or workspace ideal for working from home.

6 Bryn Eithin benefits from uPVC double glazing, extensive views, gas fired central heating, detached garage with remote control door, electricity and water connected, ample off-road parking and fitted kitchen and bathrooms.

The property is situated just on the outskirts of Conwy castle walls, providing walking distance directly to the historic town centre, restaurants and shops. Viewing highly recommended, no-onward chain.

An extensive outside space surrounds the property with a wide range of shrubs, trees and well-established bushes. Lawned section to the back boasting sunny aspect with a selection of seating patios to enjoy the panoramic views. Professionally landscaped and containing wealth of established plants and shrubs. Gets all day sunshine. Shed hardstanding and covered drying area.

- * A SUBSTANTIAL THREE/FOUR BEDROOM DETACHED HOUSE
- * LOCATED IN SOUGHT AFTER RESIDENTIAL AREA
- * OCCUPIES AN ELEVATED SETTING
- * STUNNING PANORAMIC VIEWS
- * AMPLE OFF-ROAD PARKING
- * FREEHOLD TENURE
- * NO-ONWARD CHAIN



3 Bedroom Detached Home

6 Bryn Eithin
Conwy
LL32 8LN

£395,000

REDUCED FROM £425,000

Reference Number: FP8300
21/3/2025

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
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

Location

"Bryn Eithin" 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

Turn left out of our Conwy office, follow the one way system around Conwy. At the mini roundabout turn right, through the arch, take the second left onto Bryn Castell and first left onto Bryn Eithin.

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

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



IMMACULATELY PRESENTED THREE BEDROOM DETACHED HOME ENJOYING
EXPANSIVE PANORAMIC VIEWS OF THE CONWY VALLEY

Study/Sunroom

19' 1" x 13' 1" 5.82m x 3.99m



Bedroom Two

11' 10" x 9' 10" 3.60m x 3m



Kitchen/Diner

14' 10" x 9' 10" 4.19m x 2.94m



Bedroom Three

9' 8" x 8' 10" 2.94m x 2.69m



Lounge/Dining Room

21' x 11' 9" 6.40m x 3.58m



Family Bathroom

8' x 6' 2.43m x 1.82m



Bedroom One With Ensuite

16' 4" x 10' 3" 4.98m x 3.12m



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