



100 Parc Sychnant

Conwy LL32 8SB

£295,000

A beautifully presented two bedroom link detached bungalow set within a quiet cul-de-sac in the highly regarded Parc Sychnant development enjoying beautifully maintained garden and delightful views.

Tenure: Freehold -EPC D- Council Tax D

This attractive home offers comfortable, easily managed accommodation with the benefit of gas central heating, uPVC double glazing, and a modern automatic garage door. The property is surrounded by mature, landscaped gardens with a charming blend of flowering shrubs, evergreens, and seating areas ideal for outdoor enjoyment.

Affording hallway, spacious lounge and dining area with a dual aspect and feature multi fuel stove, fitted kitchen with garden outlook, two well-proportioned bedrooms, one with extensive mirrored wardrobes and a modern bathroom with shower over bath. Block-paved driveway leading to the integrated garage, private rear garden with a raised patio, lawn, and summerhouse.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>



Location

Located in a sought-after residential area on the edge of Conwy, the property offers convenient access to the historic town centre, local amenities, coastal walks, and transport links

Accommodation Affords:
(approximate measurements only)

Covered Front Entrance:

Reception hall; composite double glazed front door L shaped hallway; radiator; telephone point; built in airing cupboard.

Lounge/Dining Room

20'8" 11'11" (6.3m 3.65m)

Through room with 2 UPVC double glazed windows with countryside views to the rear, lounge with recently installed multi fuel stove with feature wood lintel, 2 radiators, t.v point.

Kitchen:

12'5" 8'10" (3.81m 2.7m)

Fitted with a range of base and wall units with complementary worktops; inset sink and mixer tap; gas and electric cooker points; concealed extractor hood; tall larder cupboard; plumbing for dishwasher; UPVC double glazed window with countryside views, rear door and radiator.



Bedroom 1:

11'8" x 10'10" (3.58m x 3.31m)

Range of built in wardrobes with sliding mirrored doors; radiator; coved ceiling; UPVC double glazed window with countryside views to the rear elevation.

Bedroom 2:

10'9" x 8'6" (3.3m x 2.6m)

Double panel radiator; coved ceiling; UPVC double glazed window overlooking front of property.

Bathroom:

6'11" x 5'8" (2.13m x 1.75m)

Three Piece suite comprising panel bath with shower above; folding shower screen; pedestal wash hand basin; low level w.c; fully tiled walls; UPVC double glazed window; radiator.

Garage:

18'0" x 8'10" (5.5m x 2.7m)

Power and light connected; plumbing for washing machine; worktops and shelving; space for freezer; gas and electric meters; power and light; automatic up and over door; rear personal door.

Outside:

Attractive well established gardens to front and rear. Front garden has an array of shrubs and block paved paths. Paved driveway provides off road parking and access to the garage. Attractive rear garden with lawn, mature shrubs, flower borders, patio and summerhouse.

Service:

Mains water electricity, gas and drainage connected to the property.

Council Tax Band:

Conwy County Borough Council tax band D

Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		65	100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property or otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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