



58 Parc Sychnant

Conwy LL32 8SB

£269,500

A beautifully presented two bedroom link detached bungalow set within a quiet cul de sac location in the highly regarded Parc Sychnant developments enjoying panoramic views towards Conwy mountains and Conwy Town.

VIEWING HIGHLY RECOMMENDED

Tenure: Freehold: EPC - TBA: - Council Tax Band: D

This attractive home offers comfortable easy managed accommodation with a benefit of gas central heating and Upvc double glazed windows.

Accommodation affords; hallway; spacious lounge/dining room; kitchen; bedroom 1; bedroom 2; modern shower room.

Driveway parking leading to a single garage; garden laid to lawn with established shrubs and borders.



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 center with local amenities bars and restaurants and transport links.

Accommodation Affords:

(Approximate measurements only)

Part Glazed UPVC Double Glazed Door
Leading To:

Reception Hall:

8'3" x 10'7" (2.52m x 3.24)

Coved Ceiling; radiator; access to loft.

Kitchen/Diner

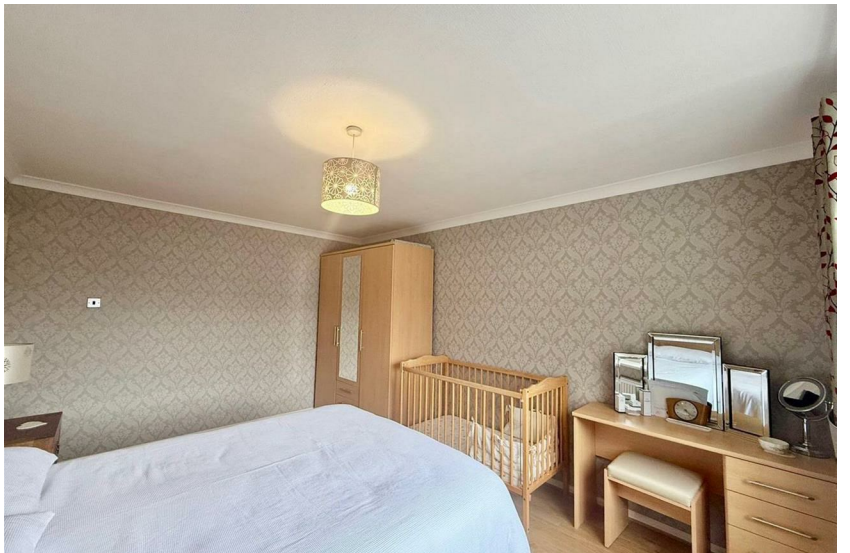
11'1" x 10'3" (3.39m x 3.14m)

Range of base and wall units with complimentary worktops; stainless steel sink; space for under counter fridge; space for cooker; part tiled walls; laminate flooring; tall boy cupboard; UPVC Window looking over front elevation; back rear door leading to:

Back Entrance Porch:

6'0" x 4'9" (1.83m x 1.45m)

Radiator; quarry tiled flooring ;; UPVC double glazed window and door leading into back garden.



Lounge:

17'11" x 12'2" (5.48m x 3.72m)

UPVC double glazed windows to front and side elevation with views over to Conwy mountain and Gyffin and beyond to Glan Conwy; radiator; feature fire surround with gas living flame effect fire; coved ceiling.

Bedroom 1:

14'7" x 11'0" (4.46m x 3.36m)

UPVC double glazed window overlooking garden; radiator; coved ceiling; laminate flooring.

Bedroom 2:

10'3" x 8'9" (3.13m x 2.69m)

UPVC double glazed window overlooking front garden; coved ceiling; radiator; built in storage cupboard.

Shower Room:

6'7" x 5'5" (2.03m x 1.67m)

Glazed shower unit with mixer shower fitment over; fully tiled walls; wash hand basin; low level .w.c.; ladder style radiator; inset lighting; built in cupboard housing a Vaillant central heating boiler.

Outside:

Front and side lawned garden with mature shrubs and screen hedging driveway parking leading to single car garage.

Services:

Mains water, electricity; gas and drainage are 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Floorplan To Follow

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 of 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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