



## 41 Parc Sychnant

Conwy LL32 8SB

£315,000

A well presented, spacious 3/4 bedroom family home, set in corner plot. Situated in a popular residential area with views of the Conwy Valley and the Castle.

This property benefits from lawned garden area to front, garage, rear garden with patio and off road hardstanding providing ample parking.

Affording entrance porch, hallway, kitchen, WC, living room, bedroom 4 with en-suite shower room, first floor landing, bedroom 1 with en-suite shower room, bedroom 2, bedroom 3.

Gas fired central heating and uPVC double glazing.

Viewing highly recommended.



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## Location

### Conwy:

Located within walking distance of the historic castle town of Conwy. The town has a variety of retail outlets, hotels, library and several places of interest. There are local primary and secondary schools, social and recreational facilities including an 18-hole golf course and yachting marina nearby.

The Accommodation Affords  
(approximate measurements only):

### Front Entrance Porch:

uPVC double glazed front door; cloak hooks; coved ceiling; timber and glazed door leading to:

### Entrance Hallway:

Radiator; coved ceiling; staircase leading off to first floor and staircase leading to lower level.

### Kitchen:

12'0" x 10'7" (3.66m x 3.25m)

Fitted range of base and wall units with complementary worktops; four ring gas hob with stainless steel extractor hood over; 1 1/2 bowl single drainer stainless steel sink; space for fridge and freezer; plumbing for dishwasher, space for dryer; central heating boiler; uPVC double glazed window with views; radiator; uPVC double glazed sliding patio door leading onto front garden.

### Cloakroom:

Vanity wash basin with mixer tap, low level WC, radiator, uPVC double glazed window; wall tiling.

Steps down to:





#### Living & Dining Room:

18'2" x 12'11" (5.55m x 3.96m)

Radiator; coved ceiling; uPVC double glazed window with views towards Conwy Castle and door. TV point.

Doorway leading through to:

#### Bedroom No 4:

13'2" x 10'5" (4.03m x 3.18m)

uPVC double glazed window overlooking rear; radiator.

#### Rear Entrance:

Radiator; double glazed door.

#### En-suite Shower Room:

9'4" x 4'10" (2.86m x 1.49m)

Three piece suite comprising low level WC, vanity wash basin and shower enclosure; heated towel rail; shelving with mirror and shaver point; tiled walls; uPVC double glazed window to front and rear.

#### FIRST FLOOR

#### Half Landing:

Access to roof space.

#### Bedroom No 2:

12'4" x 8'11" (3.77m x 2.73m)

uPVC double glazed window with views towards Conwy Castle; TV point.

#### Bedroom No 3:

8'11" x 8'2" (2.73m x 2.5m)

uPVC double glazed window with extensive views; radiator.

#### Main Landing:

Built-in airing cupboard, shelving.

#### Bedroom No 1:

11'8" x 10'7" (3.57m x 3.24m)

uPVC double glazed window overlooking front and side elevation with views towards the Conwy Valley; radiator.

#### Shower Room:

6'11" x 5'6" (2.12m x 1.69m)

Fitted suite comprising concealed cistern WC, vanity wash basin with mixer tap and shower enclosure; heated ladder style towel rail; tiled walls; uPVC double glazed window.

#### Outside:

Front lawned area and sun terrace; rear sun terrace/patio and small grassed area; side off road parking, garage with up and over door, power and light connected, side window.

#### Services:

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

#### Council Tax Band:

Conwy County Borough Council tax band 'D'.


#### Directions:

Proceed from the agents office up Sychnant Pass Road, turn left into Llys Sychnant and follow the road round towards Gorlan, turn left down Llys Sychnant and follow the road right and the property can be found on your right hand side.

#### 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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

**Ground Floor**



**First Floor**



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

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