

# 17 Rhodfa Sychnant

Conwy LL32 8RD

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

# 17 Rhodfa Sychnant

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## £470,000

NO ONWARD CHAIN

A beautifully appointed four bedroom detached family residence occupying a generous corner plot on the outskirts of Conwy, enjoying landscaped gardens and extensive countryside views.

Tenure: Freehold - EPC C - Council Tax - F

NO CHAIN - VIEWING HIGHLY RECOMMENDED

This attractive detached home is situated within a highly desirable residential setting on the edge of Conwy, offering a wonderful combination of convenience and rural outlook. Occupying a substantial corner plot, the property enjoys beautifully maintained gardens, excellent privacy and far-reaching views towards the surrounding countryside and hills.

The accommodation offers versatile living space ideally suited to modern family life. A welcoming reception hall, lounge opening through to a delightful conservatory overlooking the garden, separate dining room, breakfast kitchen, utility room and a useful downstairs cloakroom.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower facilities. The remaining bedrooms are served by a family bathroom fitted with a modern suite.

The gardens are a particular feature of the property, having been beautifully landscaped and carefully maintained with established shrubs, mature planting, feature pond with water feature, outside lighting and a variety of seating areas designed to make the most of the impressive outlook.







# Location

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)

### Reception Hall

uPVC double glazed front door, radiator, balustrade staircase leading off to first floor level, recessed display archway, coving.

### Downstairs Cloak Room

Bespoke concealed cistern low level w.c. vanity wash basin with granite top, glazed shelving, wall mounted mirror and shelving, wall tiling, inset spotlighting, radiator.

### Lounge 15'2" x 14'9" (4.64m x 4.51m)

(plus small Study/Sun Lounge area at front: 2.83m x 2.0m)
Lounge; radiator, dado rail, feature fireplace surround with marble inset and hearth, open fire, plate rack, coving, wall lights. Archway leading through to Study/Sun Lounge area with box bay window, radiator, dado rail, coving, plate rack, enjoying open aspect to front and views towards Deganwy and The Vardre. From Lounge, uPVC double glazed French doors lead to large rear Conservatory.

### Rear Conservatory 13'0" x 12'3" (3.98m x 3.74m)

uPVC double glazed windows and glazed roof, low level electric heaters, wall lights, power and light connected, tile effect flooring, uPVC double glazed French doors leading onto rear patio and garden.

### Dining Room 11'7" x 11'7" (3.55m x 3.55m)

uPVC double glazed windows overlooking front and rear elevation enjoying views, feature marble fireplace surround and hearth, living flame coal effect gas fire, radiator, coving, wall lights.







Breakfast Kitchen 12'5" x 12'4" (3.79m x 3.76m)
Fitted range of cottage style base and wall units with granite worktops, 1.5 bowl sink with moulded granite drainer, mixer tap, range cooker with concealed filter extractor above, integrated dishwasher, fridge and freezer. uPVC double glazed window overlooking rear, coved ceiling, small bay window overlooking side. Breakfast area with radiator, coved ceiling, built-in larder cupboard to understairs with light connected, shelving.

Utility Room 5'9" x 5'1" (1.76m x 1.55m)
Base units with inset sink and drainer, plumbing for washing machine and space for dryer above, hanging rail. 'Ideal' wall mounted central heating boiler, uPVC double glazed rear door leading to garden, radiator, wall and floor tiling.

First Floor
Landing, access to roof space, coved ceiling, built-in linen cupboard with shelving.

Bedroom 1 12'5" x 11'6" (3.8m x 3.51m)
(plus box bay window overlooking front enjoying extensive views towards The Vardre and The Great Orme).
Fitted range of bedroom units, including wardrobes, overhead storage, bedside cabinets with display shelving, radiator.

En-Suite Shower Room
Shower enclosure, low level w.c. pedestal wash handbasin, fully tiled walls, medicine cabinet with mirrored door and inset lighting.

Bedroom 2 13'1" x 9'2" (4.0m x 2.8m)
uPVC double glazed window overlooking front enjoying views, radiator, eaves storage cupboard, coving.

Bedroom 3 9'10" x 8'9" (3.0m x 2.68m)
Fitted range of wardrobes with built-in headboard and overhead plinth and lighting, dressing table and drawers, radiator, coved ceiling, uPVC double glazed window overlooking rear.

Bedroom 4 9'10" x 7'0" (3.0m x 2.14m )
Single bedroom with built-in fitted wardrobes, bedside cabinet and overhead plinth with inset lighting, radiator, uPVC double glazed window overlooking rear, coved ceiling.

Bathroom 5'4" x 7'1" (1.65m x 2.16m)
Panelled bath with shower above, folding shower screen, pedestal wash handbasin, low level w.c. medicine cabinet with mirror front and inset lighting, radiator, fully tiled walls, uPVC double glazed window to rear,.







## Outside
Spacious driveway providing ample off-road parking and access to the detached double garage. The gardens are a particular feature of the property, having been beautifully landscaped and carefully maintained with established shrubs, mature planting, feature pond with water feature, outside lighting and a variety of seating areas designed to make the most of the impressive outlook. A raised paved terrace and summer house provide ideal spaces for outdoor entertaining and relaxation whilst enjoying the far-reaching views.

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

## Material Information
Your attention is drawn to an outstanding matter which we are duty bound to inform all interested parties - please contact the agents for full declaration. This matter should not affect or concern a new buyer but please contact the agent prior to viewing or making an offer to purchase.

## Viewing
By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500
Please see abovementioned notice.

## Proof Of Funds
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.

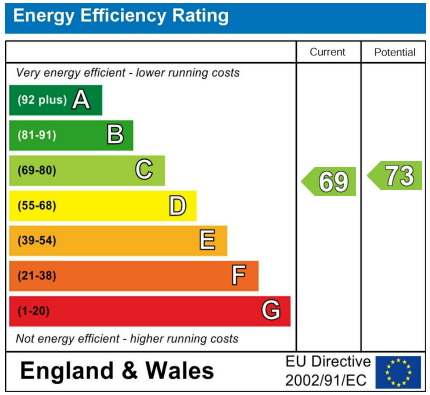
## Council Tax Band:
Conwy County Borough Council tax band F

## Directions
From Conwy continue up Upper Gate Street through the arch onto Sychnant Pass Road, passing the youth hostel on the left hand side, turn left after the youth hostel to join Rhodfa Sychnant turn right within the estate and the property on the left hand side.













Total area: approx. 129.6 sq. metres (1394.6 sq. feet)

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 option must be treated as given on the same basis as these particulars.

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