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## 38 Parc Sychnant, Conwy, LL32 8SB



£325,000

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AN OPPORTUNITY TO PURCHASE A 3 DOUBLE BEDROOM DETACHED HOME IN A MOST POPULAR, CONVENIENT AND SOUGHT AFTER LOCATION, COMPLETE WITH VIEWS TOWARDS CONWY AND A GLIMPSE OF THE CASTLE DUE TO ITS ELEVATED POSITION ON THE DEVELOPMENT. The accommodation briefly comprises:- entrance porch; hall; 2 piece cloakroom; dual aspect lounge with patio door to the rear; dining room; fitted kitchen with breakfast bar; rear porch; first floor landing with views and airing/storage cupboard; bedroom 1 with views and fitted wardrobes; bedroom 2 with fitted wardrobes and vanity cupboards; bedroom 3 with fitted wardrobes with sliding doors; 3 piece fitted bathroom with shower above bath. Outside is a driveway for 2/3 cars leading to a garage with automatic roller door, power and light and a front and side hedged garden with paved footpath and gated rear access to rear garden with lawn, plants and shrubs and tree lined borders.

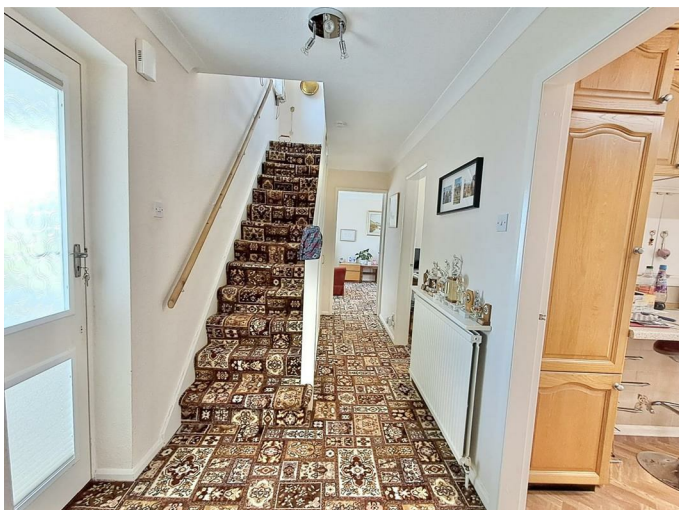
The accommodation comprises:-

PORCH 5'11" x 3'11" (1.81m x 1.21m)



Upvc double glazed porch, tiled floor, glazed door to:

HALLWAY



Coving, under stairs storage, double radiator.

2 PIECE CLOAKROOM



Pedestal wash hand basin, display shelving, low flush wc, tiled splash back and mirror, radiator, upvc double glazed window.

LOUNGE 16'11" x 12'0" (5.16m x 3.67m)



2 wall light points, fire surround with inset, electric pebble effect fire, radiator, upvc double glazed window with open views.



**DINING ROOM 10'6" x 8'11" (3.21m x 2.72m)**



2 double radiators, upvc double glazed window, upvc double glazed window.

**KITCHEN 10'3" x 8'10" (3.14m x 2.71m)**



Fitted range of oak effect fronted base, wall and drawer units with round edge work tops, inset single drainer sink unit, 'Spail' cooker, plumbing for washing machine, space for fridge and washing machine, 'Baxi' central heating and hot water boiler, wood effect flooring, serving hatch door.



**REAR PORCH**



Upvc double glazed window with access door to rear garden.

**FIRST FLOOR LANDING 13'6" x 6'0" (4.14m x 1.83m)**



Airing cupboard with hot water tank and slatted shelving, access to roof space, upvc double glazed window.

**VIEW FROM LANDING**



DUAL ASPECT BEDROOM 1 15'5" x 10'0" (4.71m x 3.06m)



Plus full width built in wardrobe, upvc double glazed windows, 2 radiators, distant views.



VIEW FROM BEDROOM 1



BEDROOM 2 10'8" x 9'9" (3.26m x 2.99m)



Including wardrobe, upvc double glazed window, radiator.

BEDROOM 3 8'0" x 7'11" (2.44m x 2.43m)

Plus built in triple width sliding doors, upvc double glazed window, double radiator.

### 3 PIECE BATHROOM 6'9" x 6'4" (2.08m x 1.95m)



Refitted tiled 3 piece bathroom with panel bath, pedestal wash hand basin, close coupled wc, display shelving, 'Mira' electric shower over, ladder style towel rail, upvc double glazed window.

### FRONT GARDEN

Sloped lawned area with hedging and shrubs, steps up to Entrance.

### REAR GARDEN



With raised lawn, shrubs and trees.



### SINGLE CAR GARAGE



Garage with automatic roller door, light, power and water, gas and electric meters and off road parking for 3 cars.

### LOCATION

The historic town of Conwy is located on the banks of the River Conwy and is famous for its Castle and Bridges. There is a busy harbour, marina, 18 hole golf

course, wealth of local shops, medical centre, library and schools and is located on a bus route and railway line. The A55 Expressway for easy access to Chester and motorways is nearby.

#### TENURE

The property is held on a 'FREEHOLD' tenure.

#### COUNCIL TAX

Is 'E' as obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

GROUND FLOOR

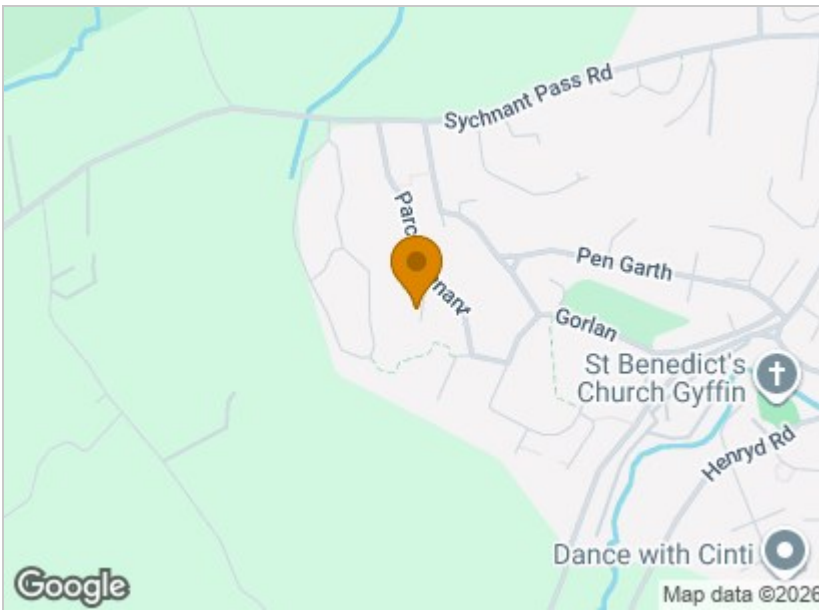


1ST FLOOR

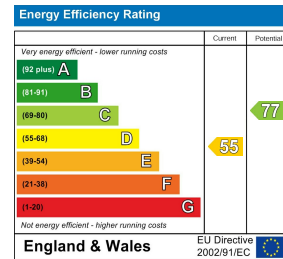


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



Directions

Ref A910 21/05/26

We will be pleased to arrange a viewing of this Home  
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Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

