



21 Doctor Garretts Drive

Conwy County of Conwy LL32 8GZ

£219,500

A beautifully presented 2 bedroom end terrace town house conveniently located for the amenities of Conwy Town centre. Enjoying open plan living with South facing patio garden and views to the Conwy Mountain range.

Tenure: Freehold - EPC: C- Council Tax C

The property occupies a generous plot with driveway parking for two vehicles. The well planned accommodation comprises: Hallway, open plan lounge/diner modern kitchen with breakfast bar area. To the first floor: principal bedroom with two built in wardrobes, second bedroom with built in wardrobe and modern shower room. uPVC double glazing and gas central heating. Driveway parking, low maintenance front and rear gardens with summer house and storage shed.



Tel: 01492 555500
<https://www.iwanmwilliams.co.uk>



Location

Doctor Garrett's Drive is located within walking distance to the centre of the historic walled town of Conwy, beach, Conwy Marina, the secondary Aberconwy school and ideal for links to the A55.

The Accommodation Affords:
(Approximate measurements only)

Entrance Vestibule

3'4" x 4'2" (1.03m x 1.29m)

Composite front door leading into Entrance Vestibule, built-in cupboard housing hot water cylinder, radiator. Farmhouse style door leading into open plan Living / Kitchen area.

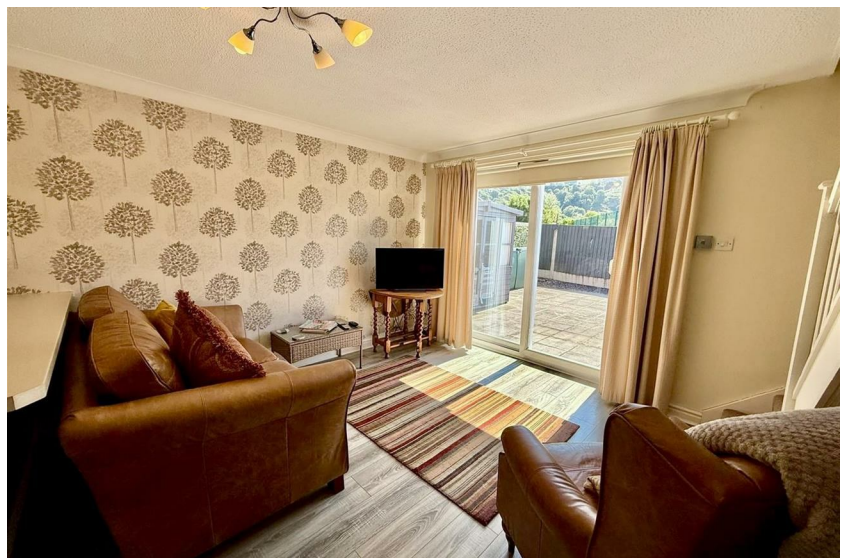
Living / Kitchen area

23'6" x 13'8" (7.18m x 4.18m)

Feature laminate flooring, uPVC double glazed patio doors to rear elevation with views over towards Conwy Mountains, radiator, coved ceiling, breakfast bar.

Kitchen fitted with a modern range of base and wall units, 1.5 inset sink unit, four ring Beko gas hob, electric built-in oven, integrated extractor, plumbing for washing machine, radiator, Gloworm wall mounted gas central heating boiler, space for fridge/freezer, uPVC double glazed window to front elevation.

Staircase leading to first floor



Landing

6'2" x 4'3" (1.88m x 1.31m)

Landing, built-in cupboard, access to loft space.

Bedroom 1

10'3" x 12'3" (3.14m x 3.74m)

uPVC double glazed window to rear elevation with views to Conwy Mountains, built-in wardrobes and cupboard, radiator.

Bedroom 2

9'2" x 7'5" (2.81m x 2.28m)

uPVC double glazed window to front elevation, radiator, built-in wardrobe.

Shower Room

5'8" x 6'0" (1.75 x 1.85)

Fitted with a modern corner shower unit with glazed door, low flush w.c., vanity unit with inset sink, part tiled walls, uPVC double glazed window.

Outside

Front block paved area with flower bed, driveway parking, garden water tap. Storage cupboard housing meters.

Outside rear; flagged patio area, summer house, storage shed, screen fencing, views over to Conwy Mountains.

Services

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

Viewing

By appointment through the agents Iwan M Williams, 5 Conwy Road, Bangor. Tel: 01492 555500

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 C

Directions

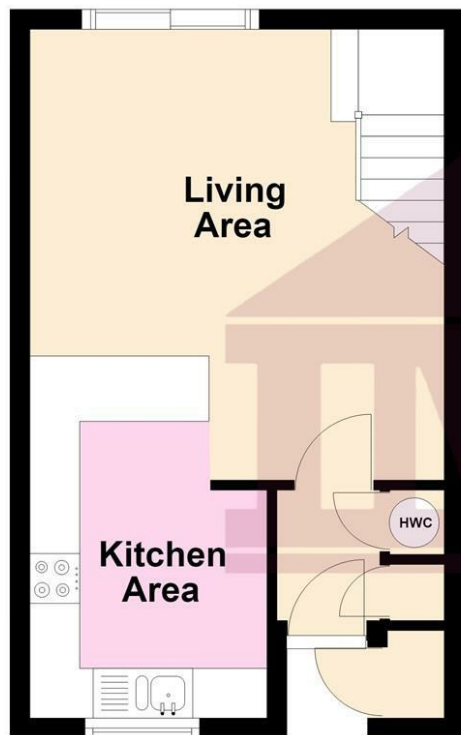
From our Conwy office proceed left through the arch onto Bangor Road, follow the road and turn right onto Morfa Drive, just before the cattle grid turn left onto Dr Garrett's Drive where number 21 can be found on your left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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

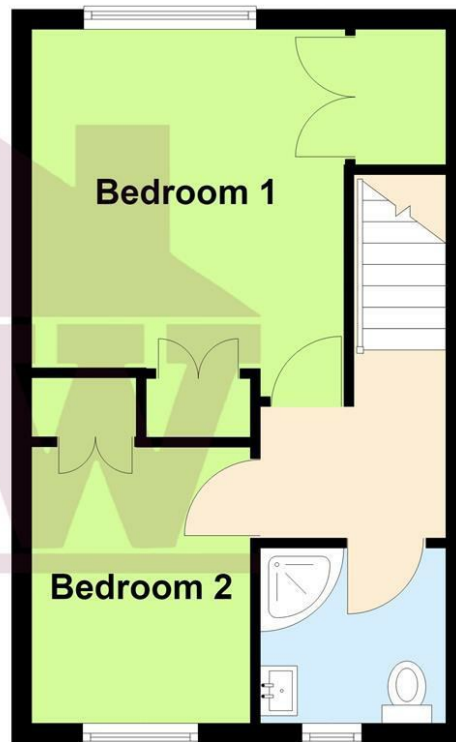
Ground Floor

Approx. 27.6 sq. metres (297.0 sq. feet)



First Floor

Approx. 29.0 sq. metres (312.1 sq. feet)



Total area: approx. 56.6 sq. metres (609.1 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 opinion must be treated as given on the same basis as these particulars.

Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

