



## 8 Gwynt Y Mor

Conwy LL32 8GH

£279,500

A three-bedroom semi detached home, located in the highly sought-after Conwy Marina, close to Conwy Golf Club and the popular Mulberry Pub and Restaurant.

Tenure: Freehold -EPC C - Council Tax E

This semi detached property offers versatile accommodation within walking distance of the Marina waterfront, The Mulberry pub and restaurant, Conwy Golf Club, and Conwy town centre. Benefiting from gas central heating, UPVC double glazing, landscaped garden, and driveway parking. Reception hall with cloakroom, door leading to a useful space ideal for use as a Gym/Hobbies Room, spacious living room with staircase to first floor; modern fitted kitchen and dining area with sliding patio doors opening onto the rear garden. To the first floor: three bedrooms and a contemporary shower room.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>



## Location

Situated in a level position on Conwy Marina, this property provides excellent access to the waterfront, coastal walks, Conwy Golf Course, and the A55 expressway. Conwy town with its historic castle, harbour, shops, and restaurants is within easy reach.

The Accommodation Affords:  
(Approximate measurements only)

### Front Entrance

Part glazed door leading to reception area with radiator, coved ceiling. Door leading to hobbies room or office.

### Cloak Room:

6'3" x 2'9" (1.93 x 0.86)

Low flush w.c. vanity unit with inset sink, tiled splashback, wall mounted towel rail, uPVC double glazed window.

### Hobbies Room/Office:

13'6" x 7'6" (4.14 x 2.31)

Double glazed patio doors leading to rear garden, radiator, access to loft.

Corner shower cubicle with 'Triton' shower unit, radiator.



### Lounge:

16'8" x 15'0" (5.10 x 4.59)

uPVC double glazed window to front elevation, two radiators, coved ceiling, staircase leading to first floor.



### Dining Room:

8'9" x 7'8" (2.69 x 2.36)

Dining area; double glazed patio doors leading to rear garden, coved ceiling, laminated flooring, radiator. Archway leading into Kitchen.

### Kitchen

8'6" x 6'9" (2.61 x 2.06)

Range of base and wall units with work surface over, stainless steel sink unit, integrated dishwasher, integrated fridge/freezer, integrated washing machine, 'Stoves' four ring induction hob, 'Stoves' electric oven, uPVC double glazed window overlooking rear garden, part tiled walls, laminated flooring.

### First Floor Landing:

Cupboard housing 'Worcester' gas central boiler, access to loft.

### Bedroom 1:

13'3" x 8'8" (4.06 x 2.66)

Range of fitted mirrored wardrobes, uPVC double glazed window, radiator, laminated flooring.



### Bedroom 2:

12'2" x 8'4" (3.714 x 2.56)

Built-in mirrored wardrobes, radiator, uPVC double glazed window, laminated flooring.

### Bedroom 3:

8'8" x 6'4" (2.66 x 1.95)

uPVC double glazed window, radiator.

### Shower Room:

5'10" x 6'4" (1.80 x 1.95)

Large shower cubicle with glazed door, low flush w.c. vanity unit housing wash handbasin, uPVC double glazed window, shaver point, wall mounted towel rail, laminated flooring.

### Outside

Rear enclosed garden with patio and raised flower beds with mature trees and shrubs. Block paved driveway to the front, mature shrubs. Former garage now has a small storage area for outdoor equipment.

### Services;

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

### Agents Note:

£640.92 Paid Annually for communal gardening, exterior painting of all properties every three/four years. Please note the photo of Conwy Marina on the brochure is not a view from the property.



### Viewing:

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

### Proof Of Funds

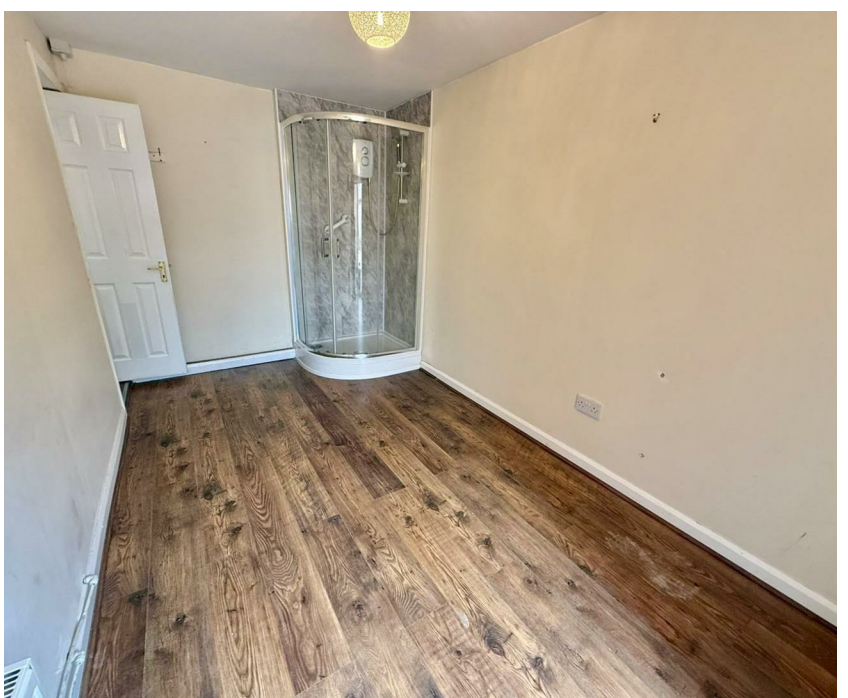
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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 E

### Directions

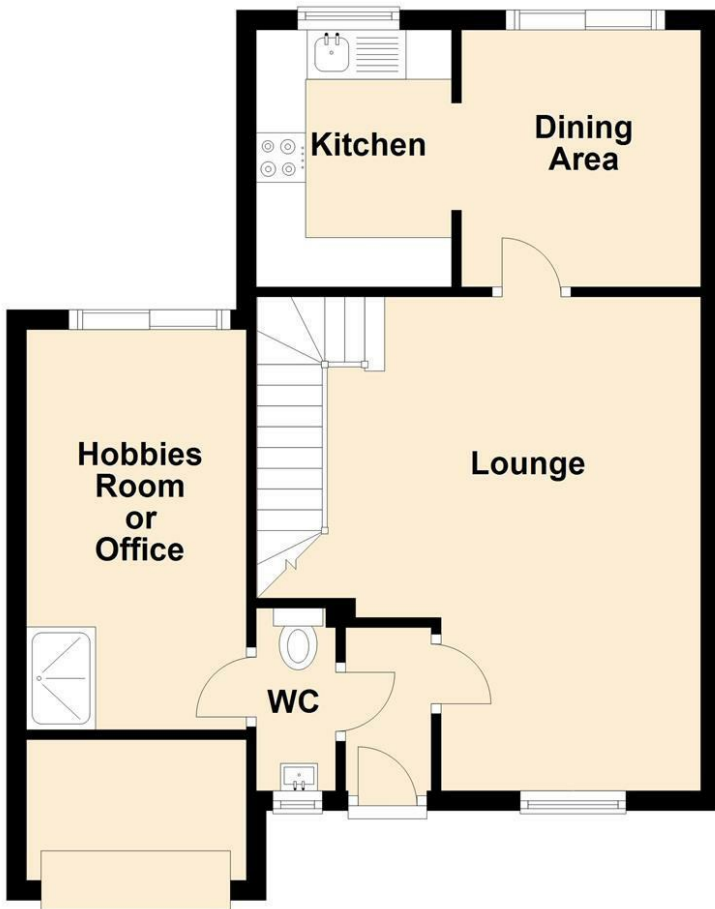
Proceed from the Agent's office down Bangor Road, crossing the Expressway down towards Conwy Marina. On arriving at the roundabout, take the 2nd exit straight ahead towards the water front, turn left into Gwynt y Mor and follow the road round to the left and the property will be viewed on the left hand side



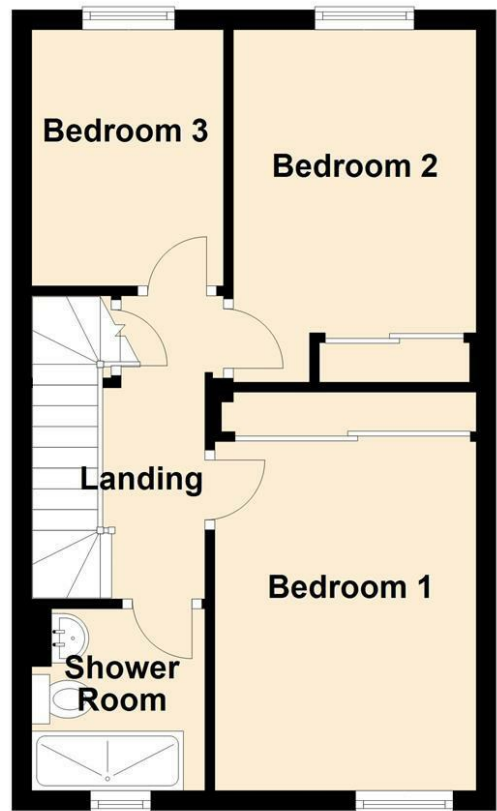


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Ground Floor



### First Floor



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

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