



1 Stephenson Close

Conwy LL32 8GW

£240,000

A beautifully presented two-bedroom end terraced home, located in the highly sought-after Conwy Marina, close to Conwy Golf Club and the popular Mulberry Pub and Restaurant.

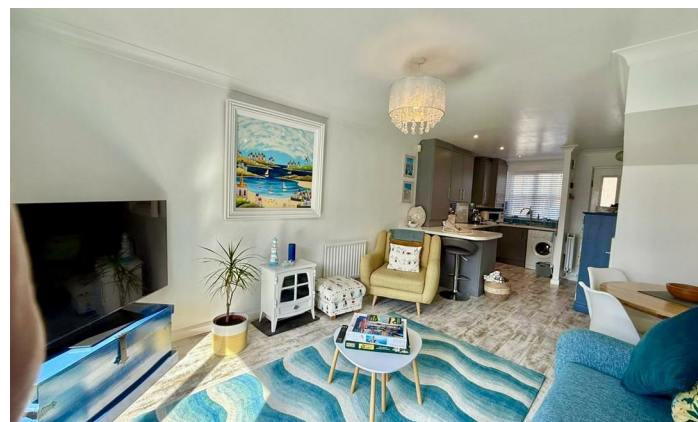
VIEWING HIGHLY RECOMMENDED.

Tenure: Freehold - EPC: TBA - Council Tax: D

Accommodation Affords:

Spacious open plan living room; fitted kitchen; dining area; sliding patio doors opening onto the rear garden. To the first floor: Bedroom 1; bedroom 2; bathroom.

Gas central heating, UPVC double glazing, burglar alarm, attractive rear garden ideal for entertaining, driveway parking. Reception hall with spacious open plan living room with fitted kitchen and dining area with sliding patio doors opening onto the rear garden. To the first floor: two bedrooms and bathroom.



Tel: 01492 555500

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



Location

This Marina property offers comfortable and stylish open plan accommodation within walking distance of the Marina waterfront, The Mulberry pub and restaurant, Conwy Golf Club, and Conwy town centre.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance;

Part glazed wooden front door leading into reception area, radiator, coved ceiling, staircase leading to first floor.

Open plan Lounge / Kitchen;

26'4" x 11'8" (8.05 x 3.57)

Fitted modern base, wall and drawer units, with feature breakfast bar, plumbing for washing machine, dishwasher, stainless steel sink unit, four ring electric 'Lamona' hob, integrated electric oven, cupboard housing 'Valiant' gas central heating boiler, part tiled walls, uPVC double glazed window, extractor fan, radiator, integrated fridge and integrated freezer, laminate flooring, understairs storage cupboard.

Lounge area; radiator, uPVC double glazed patio doors leading to rear garden, coved ceiling.

First Floor;

Landing, access to attic.



Bedroom 1;

10'1" x 11'8" (3.08 x 3.58)

uPVC double glazed window to rear elevation, radiator.

Bedroom 2:

11'8" x 9'4" (3.58 x 2.86)

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

Bathroom:

5'10" x 5'8" (1.79 x 1.73)

Panelled bath with shower fitment over, wash handbasin, low flush w.c. extractor, waterproof cladded walls, laminate flooring.

Outside

To the front of the property there is a car park space.

The rear garden is laid to a decked patio area and artificial grass.

Services

Mains water, electric, gas and drainage connected to 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:

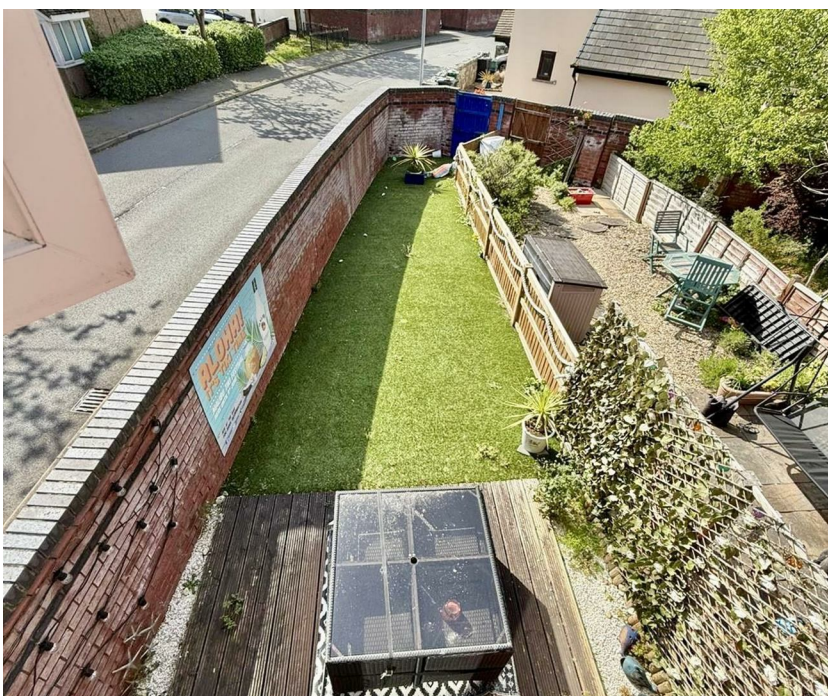
Conwy County Borough Council tax band D

Directions

Proceed from the agents office out towards Bangor Road continue over the A55 expressway and continue to follow the road down to the marina at the roundabout take third exit and continue along and take your first left onto Stephenson Close and the property will be seen on the left hand side.

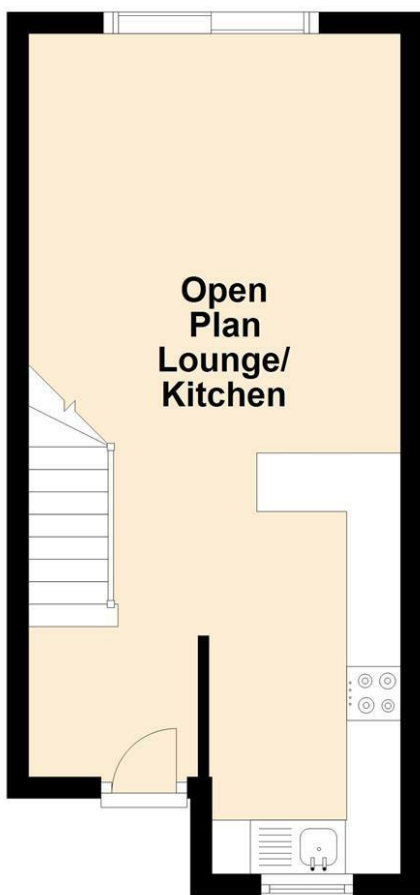
Agents Notes:

A Management Fee of £169.99 per quarter is currently paid to Cwmni Rheoli Pentref Marina Conwy Cyfyngedig. This fee includes external redecoration of the property, every 3 years and maintenance of the communal areas.

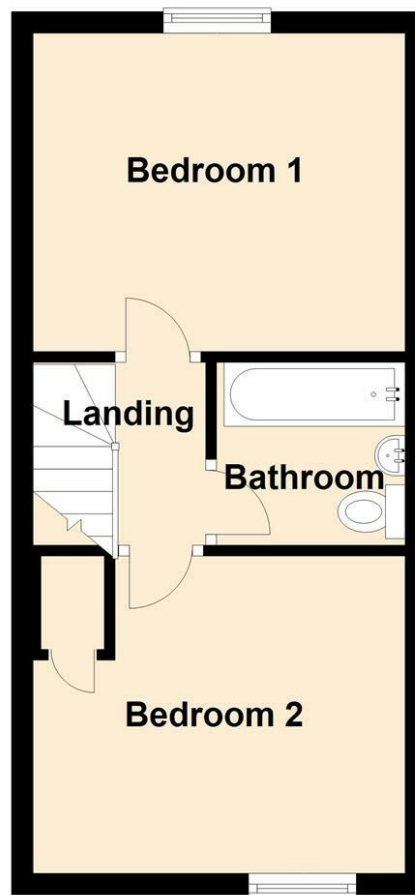


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



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.

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