



## 10 Mulberry Close

Conwy LL32 8GS

£369,500

A superb three bedroom waterfront property located in the highly popular Conwy Marina overlooking the boats with views over towards the Vardre.

Located in the highly sought after location overlooking Conwy Marina within short walking distance of the Mulberry restaurant and bar.

The property has an attached car garage and courtyard seating to both front and rear.

Affording reception hall, cloakroom, cloaks cupboard, kitchen, lounge and dining room, landing, bedroom 1, bedroom 2, bedroom 3, shower room.

Central heating and uPVC double glazing, attached car garage and brick paved driveway providing off road parking.

Viewing Highly Recommended.



Tel: 01492 555500

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





## Location

### Conwy

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)

### Composite Double-glazed Front Door:

Leading to reception hall with coved ceiling; radiator; staircase leading off to first floor level.

### Cloakroom:

Concealed cistern w.c; panelled pedestal wash hand basin; radiator; electric fuse board; mirror; uPVC double glazed window.

### Built In Cloaks Cupboard

### Lounge/Dining Room:

15'1" x 15'7" (4.62m x 4.77m )

Sliding patio door leading onto rear courtyard with views looking over the Marina. T.v point; coved ceiling; two double paneled radiators; understairs storage cupboard; uPVC double glazed window overlooking rear.



### Kitchen:

9'7" 7'7" (2.94m 2.32m )

Fitted base and wall units with complimentary worktops; single drainer sink; stainless steel oven; 4 ring hob and filter extractor; space for fridge freezer; plumbing for automatic washing machine; wall tiling; uPVC double glazed window overlooking front; Worcester boiler in built in cupboard.

### First Floor Landing:

Airing cupboard; cylinder and linen storage; access to roof space.

### Shower Room:

6'0" x 6'0" (1.85m x 1.85m )

Concealed cistern w.c and vanity wash basin; corner shower enclosure; ladder style chrome heated towel rail; extractor fan; shaver point; views overlooking rear.

### Bedroom 1:

13'1" x 8'8" (4m x 2.66m )

uPVC double glazed window overlooking rear enjoying views over the Marina towards the Vardre; radiator; range of fitted wardrobes with inset draws and bedside cabinets; built in corner unit;



### Bedroom 2:

8'2" x 12'1" (2.51m x 3.7m )

uPVC double glazed window overlooking front open aspect; radiator.



### Bedroom 3:

8'11" x 8'11" (2.73m x 2.73m )

uPVC double glazed window overlooking front; radiator.

### Attached Car Garage:

17'8" x 9'1" (5.4m x 2.79m )

With up and over door; overhead storage area; power and light connected; rear personal door leading onto rear Courtyard area.

### Outside:

Enclosed brick paved courtyard overlooking the Marina. At the front there is a similar high level walled courtyard providing ideal 'alfresco' private dining area, outside water tap and lights.

### Council Tax Band:

Conwy County Borough Council tax band 'F'

### Services:

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

### Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)


### Service Charge:

Service charge approximately £131.00 quarterly this covers maintenance of communal borders, legal costs and external painting.

### Proof of Identity:

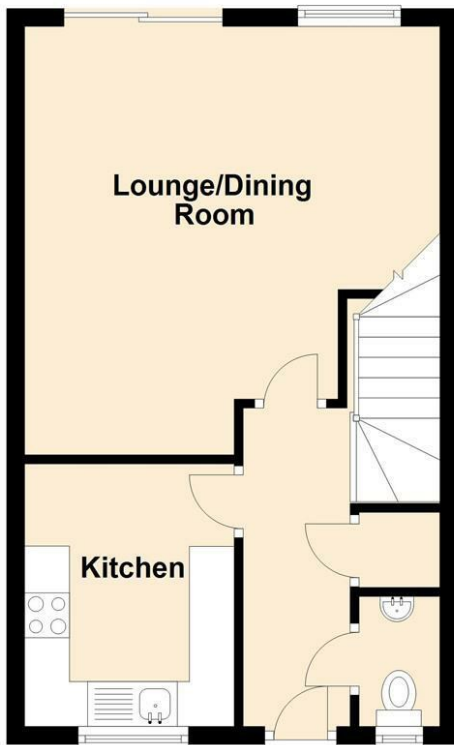
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>	<b>74</b>	
(69-80) <b>C</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	

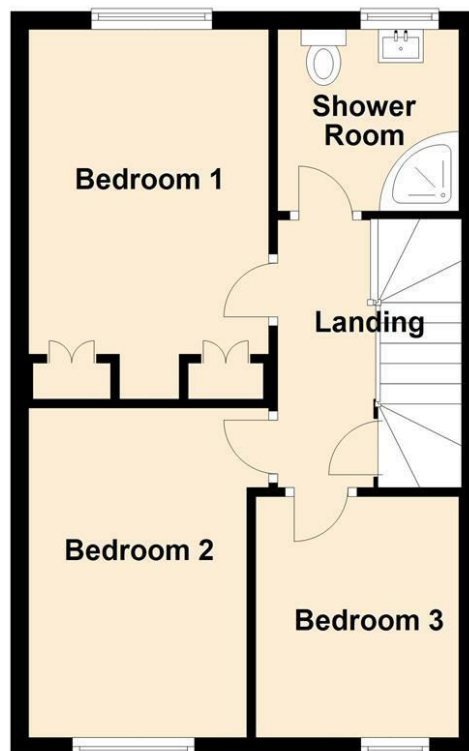
### Ground Floor

Approx. 36.1 sq. metres (388.8 sq. feet)



### First Floor

Approx. 37.9 sq. metres (407.6 sq. feet)



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

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](mailto:conwy@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

