



Three Bedroom Semi Detached Home Situated On The Marina With Converted Garage

Description

A well presented three bedroom semi detached home located in highly sought after Conwy Marina location. This property allows for easy walkable distance for Conwy Marina, the Golf Course, beach and within level walking distance into Conwy Town. Ideal location for schools, restaurants, walks and local amenities. The property comprises of: paved driveway, front garden with well-established shrubs. Garage door front opening with a small storage area with electric and lights. Hallway, downstairs W.C, living room leading into a dining room with patio doors onto the rear garden. The fitted kitchen has space and plumbing for a washing machine, fridge/freezer and comes with an integrated dishwasher and electric oven and hob. Family room with a working shower situated in the corner of the room with patio doors at the opposite end of the room leading into the rear garden. To the first floor three bedrooms with the master and second bedroom having built in wardrobes. Fully tiled shower room. Gas central heating with Worcester gas Combi boiler. UPVC Windows. Timber gate from the front side of the property leads you to the rear garden with a small shed, fully paved easy maintenance garden, with raised border with established plants and shrubs.

- ✓ THREE BEDROOM SEMI DETACHED
- ✓ SITUATED ON THE HIGHLY SOUGHT AFTER CONWY MARINA DEVELOPMENT
- ✓ IDEAL LOCATION FOR MARINA, CONWY CASTLE, LOCAL SCHOOLS & GOLF COURSE
- ✓ FREEHOLD
- ✓ NO CHAIN

Hallway

5’ 9” x 3’ 1” 1.75m x 0.93m

W.C

6’ 4” x 2’ 10” 1.93m x 0.86m

Family Room

13’ 7” x 7’ 7” 4.14m x 2.31m



Lounge

16’ 9” max x 15’ 1” max 5.10m x 4.60m



Dining Room

8’ 10” x 7’ 9” 2.69m x 2.36m

Kitchen

8’ 7” x 6’ 9” 2.61m x 2.06m



Landing

10’ 1” x 6’ 3.07m x 1.82m

Bedroom One

13’ 4” Including Wardrobes x 8’ 9” 4.06m x 2.66m



Bedroom Two

12’ 2” x 8’ 5” 3.71m x 2.56m

Bedroom Three

8’ 9” x 6’ 5” 2.66m x 1.95m

Shower Room

5’ 11” x 6’ 5” 1.80m x 1.95m

Store Room

8’ 1” x 4’ 2” 2.46m x 1.27m

Agent Notes. The quarterly service charges to Seel and Company are around £135 and covers the exterior painting of all properties every 3 years and communal gardening

Location

The property is on the outskirts of a medieval town famous for its Castle and Bridge. There is a local primary and secondary school, social and recreational facilities which include the marina and the 18 hole golf course. The town benefits from access to the A55 Expressway making travel easy through North Wales, Chester and beyond.

Directions

From our Conwy office go straight on in the direction of Bangor, go past the turning for the A55, follow this road round until you reach the mini roundabout. At the roundabout take the 3rd exit onto Meirion Drive, then turn left on to Gwynt Y Mor and number 8 can be found on the lefthand side.

Council Tax Band: E (provided on www.voa.gov.uk)
Energy Efficiency Rating: C

3 Bedroom Semi Detached Home

8 Gwynt Y Mor Conwy LL32 8GH

NO CHAIN

£312,000
REDUCED FROM £325,000

Reference Number: FP8131
4/7/2025

Fletcher & Poole,
3 Lancaster Square,
Conwy, LL32 8HT

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

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email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

