



**STERLING**

ESTATE AGENTS & VALUERS

**2 Telford Close, Conwy Marina  
North Wales LL32 8GT**



**£339,950**

## 2 Telford Close, Conwy Marina, North Wales LL32 8GT

Located on the highly sought after Conwy Marina development, one of the nicest modern style HOMES ready to walk into and highly recommended for viewing. The present owners have updated and appointed the house to an exceptionally high standard including the tasteful decorations. On two floors the accommodation comprises HALL, CLOAKROOM, LARGE LOUNGE & DINING, LONG FITTED KITCHEN BREAKFAST ROOM, 3 BEDROOMS, BEAUTIFULLY APPOINTED BATHROOM, INTEGRAL GARAGE and ELECTRIC CHARGING POINT, PRIVATE REAR GARDEN, GAS C.H, DOUBLE GLAZING. The property is near to Conwy Golf Course, beach and within level walking distance into Conwy Town, the picturesque waterfront and the Mulberry Public House/Restaurant. Energy Rating 71C Potential 89B. Council Tax Band E. Freehold. Ref CB7807

### Entrance

Double glazed front door to Hall

### Hall

Central heating radiator, coved ceilings

### Cloakroom

W.C, wash hand basin, double glazed, heated towel radiator, tiled walls in a marble effect

### Large Lounge Dining

18'0" x 15'1" (5.5 x 4.6)

Double glazed window to front aspect, coved ceilings, 2 central heating radiators

### Fitted Kitchen Breakfast Room

16'9 x 10'3 (5.11m x 3.12m)

Range of white base cupboards and drawers with marble design work top surfaces, ring gas hob unit, range wall units, built in electric oven, cooker extractor hood, double glazed window and back door onto the rear gardens, brick style ceramic tiled surround, central heating radiator, fridge freezer

### First Floor

Landing, built in store cupboard

### Bedroom 1

11'5" x 8'6" (3.5 x 2.6)

Central heating radiator, double glazed, 2 double door wardrobe units and half robe, dressing table unit, top storage units, 2 x 3 drawer units and 2 cabinets

### Bedroom 2

12'1" x 8'2" (3.7 x 2.5)

Double glazed, central heating radiator

### Bedroom 3

8'10" x 6'2" (2.7 x 1.9)

Double glazed, central heating radiator

### Beautifully Appointed Bathroom

6'2" x 5'10" (1.9 x 1.8)

Panel bath, shower unit and screen, double glazed, wash hand basin, w.c, heated towel radiator, pink ceramic tiled surround

### The Garage

17'9 x 8'9 (5.41m x 2.67m)

Driveway leading to the integral garage with up and over door, power & light, personal door to rear garden. Electric car charging point

### The Gardens

The rear garden is enclosed by panel fencing, quite private

with lawn, large paved patio area, corner barbeque area. Garden at the front

### AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://www.guildproperty.co.uk) These sites could well find a buyer for your own home.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.









Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</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>	
Not energy efficient - higher running costs	
<b>Current</b>	<b>89</b>
<b>71</b>	
<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</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>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>Current</b>	<b>89</b>
<b>72</b>	
<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>

#### AGENTS NOTES;

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