



## 9 Gwynt Y Mor

Conwy LL32 8GH

£295,000

A beautifully presented three-bedroom modern semi-detached home, located in the highly sought-after Conwy Marina.

Tenure: Freehold - EPC: C - Council Tax: E

This well-maintained property offers comfortable and stylish 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, attractive landscaped gardens, garage and driveway parking.

Reception hall with cloakroom; 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 bathroom with shower over bath.

VIEWING HIGHLY RECOMMENDED



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

Covered front entrance, double glazed door leading to entrance lobby, radiator, coved ceiling, timber flooring, cloak hooks.

### Cloak Room

Concealed cistern w.c. vanity wash basin, chrome ladder style heated towel rail, wall tiling.

### Lounge

16'8" x 15'2" (maximum) (5.1m x 4.63m (maximum))  
Including downstairs area. Turned balustrade staircase leading off to first floor level, timber flooring, two double panelled radiators, uPVC double glazed window overlooking front, coved ceiling, TV point.

### Dining Kitchen

Dining area (2.71m x 2.4m). Sliding double glazed doors leading onto rear enclosed garden, enjoying a sunny aspect, coved ceiling. Archway leading to kitchen (2.63m x 2.0m). Fitted range of modern base and wall units with complimentary worktops, integrated stainless steel oven, four plate ceramic hob, canopy stainless steel extractor above, single drainer sink with mixer tap, plumbing for dishwasher, space for fridge/freezer, wall tiling.



## First Floor Landing

Built-in linen and storage cupboard, access to roof space.

## Bedroom 1

13'5" x 8'9" (4.1m x 2.68m)

uPVC double glazed window overlooking front, radiator, TV point.

## Bedroom 2

12'2" x 8'4" (3.72m x 2.56m)

Radiator, uPVC double glazed window overlooking rear.

## Bedroom 3

8'11" x 6'5" (2.72m x 1.96m)

Radiator, uPVC double glazed window overlooking rear.

## Bathroom

6'3" x 5'4" (1.93m x 1.65m)

Modern suite comprising; panelled bath with electric shower above, folding shower screen, concealed cistern w.c. vanity wash basin with large mirror above, wall tiling, chrome ladder style heated towel rail, inset spotlighting and extractor fan.

## Outside

The property is located in a cul-de-sac of similar style properties within the marina village. Brick paved front driveway leading to Garage (5.37m x 2.49m) with up and over door, plumbing for washing machine and space for dryer, solid wood worktop, power and light connected, built-in shelved cupboard. Rear personal door. To the front there is hard landscaped garden area with hedging. Rear flagged enclosed garden enjoying a sunny aspect.

## 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. 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

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.

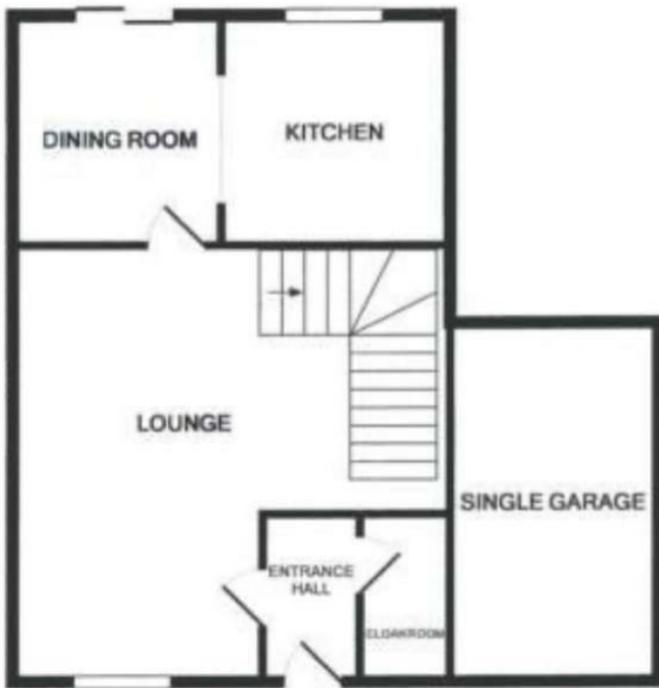
## Agents Notes

£160.23 Quarterly for maintenance of communal gardens, every 3 years the outside of the property is also painted.

Many Thanks.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</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>	<b>69</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



1ST 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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