



20 Telford Close

Conwy Conwy LL32 8GT

£279,950

A spacious, well presented 3 bed home situated in the sought after waterfront Conwy Marina development, enjoying a convenient setting.

VIEWING RECOMMENDED

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

This mid terrace property offers versatile 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, and driveway parking. Reception hall with cloakroom, door leading to a useful space ideal for use as a dining room with staircase to first floor; Fitted kitchen and lounge with sliding patio doors opening onto the rear courtyard garden. To the first floor: three bedrooms and a contemporary bathroom.



Tel: 01492 555500
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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 measurement only)

Entrance Vestibule

4'8" x 2'10" (1.44m x 0.87m)

Composite front door, tiled flooring, radiator, coved ceiling.

Cloak Room

4'1" x 3'8" (1.25m x 1.14m)

Low flush w.c. wash handbasin, radiator, tiled flooring, circular uPVC double glazed window.

Dining / Reception Hall

11'10" x 10'1" (3.63m x 3.09m)

Radiator, uPVC double glazed window to front elevation, coved ceiling, staircase to first floor.

Lounge

12'4" x 11'9" (3.76m x 3.59m)

uPVC double glazed patio doors leading to rear courtyard garden, coved ceiling, radiator, views to Conwy Mountains.



Kitchen

11'6" x 6'0" (3.52m x 1.84m)

Range of base and wall units, cupboard housing Worcester gas central heating boiler, stainless steel sink unit, plumbing for washing machine, four ring gas hob, electric oven under, radiator, uPVC double glazed window.

Staircase to first floor

Landing, access to loft area, cupboard housing hot water cylinder tank.

Bedroom 1

14'0" x 9'4" (4.27m x 2.87m)

uPVC double glazed window to rear elevation, radiator.

Bedroom 2

8'9" x 11'11" (2.68m x 3.65m)

uPVC double glazed window to rear elevation, radiator.

Bedroom 3

8'5" x 9'9" maximum (2.59m x 2.99m maximum)

uPVC double glazed window to front elevation, radiator.

Bathroom

5'7" x 9'8" (1.71m x 2.97m)

Panelled bath with shower fitment over, low flush w.c. wash hand basin, part tiled walls, tiled flooring, radiator, extractor fan, uPVC double glazed window, shaver point.

Outside

To the front there is driveway parking for 2 vehicles leading to single car garage. Rear garden is laid to flagged patio area with rear access gate to road.

Services

Mains water, electricity, 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 E

Directions

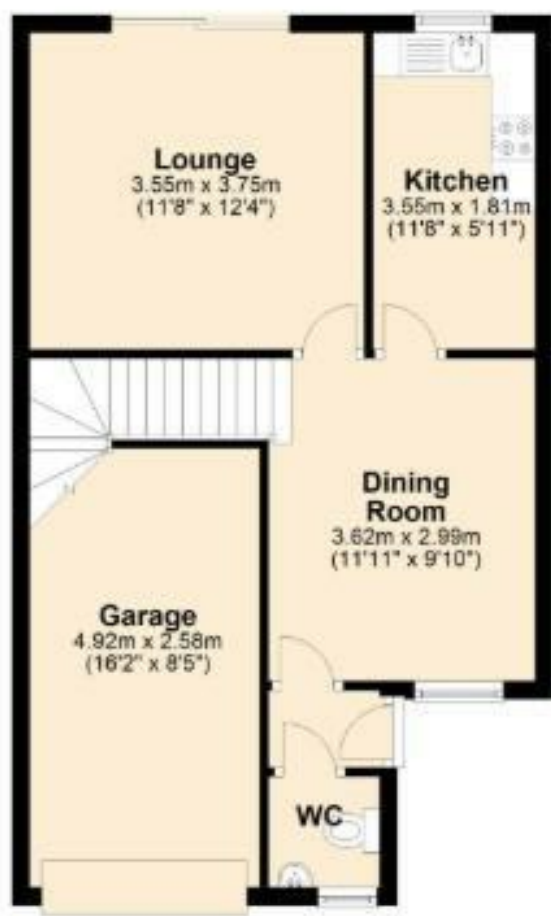
Proceed from the agents office out towards Bangor Road continue over the A55 expressway and continue to follow the road down to the marina at the roundabout take third exit and continue for 500 yds and turn left onto Telford close the property will be seen on the right hand side.



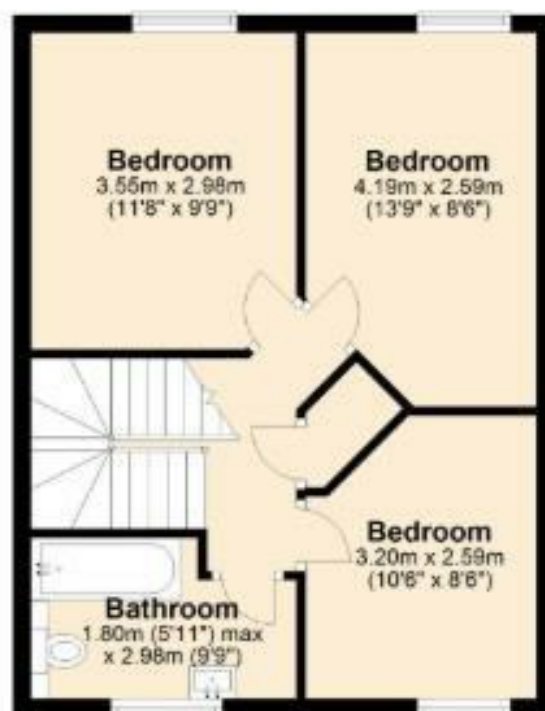


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86 
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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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