27 Mulberry Close

Conwy LL32 8GS

£209,000

A well presented two bedroom mid terrace town house situated on the popular Conwy Marina.
Offering light and well planned accommodation, driveway parking for two cars and low maintenance rear garden.

Tenure: Freehold - EPC C- Council Tax: D

Spacious open plan living room; fitted kitchen; dining area; sliding patio doors opening onto the rear garden. To the first floor: Bedroom 1: bedroom 2; bathroom. Gas central heating, UPVC double glazing, burglar alarm, rear garden ideal for entertaining, driveway parking.

Tel: 01492 555500
https://www.iwanmwilliams.co.uk

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ESTATE AGENTS • GWERTHWYR TAI

Location

The property enjoys a peaceful setting within this sought-after Marina development, within walking distance of the Marina itself, Conwy Morfa Beach, and the historic walled town of Conwy.

Open Plan Lounge/Kitchen

25'9" x 11'8" (7.85 x 3.58)

Kitchen Area - Inset spotlighting, coved ceiling,, upvc double glazed window to front elevation, range of base and wall units with complimentary work surface over, 1 1/2 stainless steel sink unit, four ring electric hob with
stainless steel extractor above, electric oven, integrated microwave, washing machine, wine cooler, fridge with freezer box and slimline dishwasher, cupboard housing the Worcester gas central heating boiler, breakfast bar, radiator, under-stair storage cupboard.

Lounge/Dining area

7.85m x 3.58m

Inset spot lighting, coved ceiling, UPVC double glazed sliding patio doors to rear garden, television aerial, laminate flooring, staircase to first floor

Landing

Access to loft

Bedroom 1
11'7" x 10'0" (3.55 x 3.07)
Upvc double glazed window to rear aspect, range of fitted wardrobes with overhead storage and dressing table area, radiator.

Bedroom 2
11'9" x 9'1" (3.60 x 2.79)
Upvc double glazed window to front aspect, central heating radiator, storage cupboard.

Bathroom
5'10" x 5'4" (1.80 x 1.65)
Fitted with a three piece suite comprising panelled bath with shower fitment over, low flush w.c, wash hand basin, part tiled walls, chrome ladder style towel heater.

Outside
Driveway parking for two vehicles, storage cupboard. To the rear is
an enclosed low maintenance garden laid partly to patio area and
astro turf, a timber gate provides access to the rear.

Directions
From our Conwy office go straight on in the direction of Conwy Marina, towards the A55. Follow this road round until you reach the mini roundabout, proceed straight over, turn right onto Mulberry Close where number 27 can be found on the right hand side.

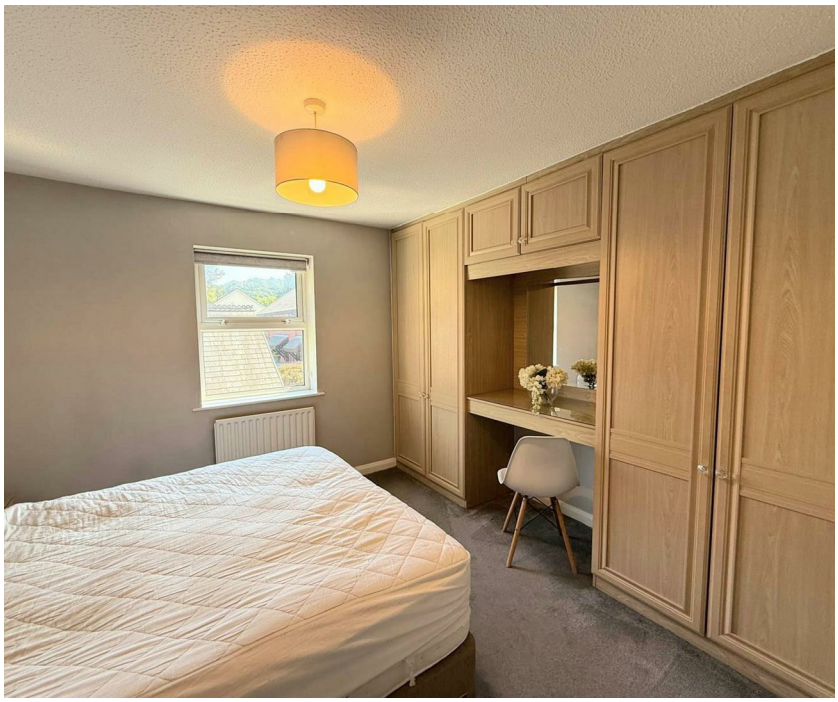
Council Tax Band:
Conwy County Borough Council tax band D

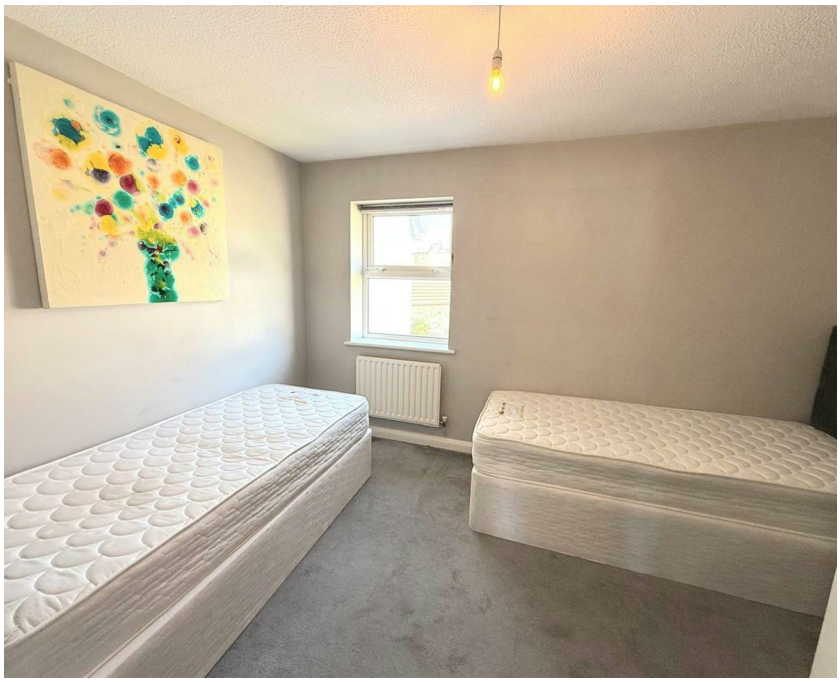
Proof of Identity:
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID,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

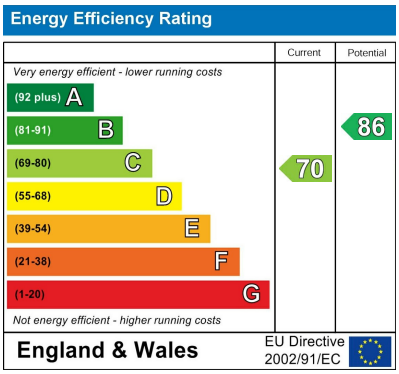
Agents Notes:
£160.23 Quarterly for maintenance of communal gardens, every 3 years the outside of the property is also painted.

Services:
Mains water; electricity; gas and mains drainage.

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







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 option must be treated as given on the same basis as these particulars.

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