3 Telford Close

Conwy LL32 8GT

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£279,950

A three-bedroom semi detached home, located in the highly sought-after Conwy Marina, close to Conwy Golf Club and the popular Mulberry Pub and Restaurant.

TENURE - Freehold - EPC - D COUNCIL TAX: E

VIEWING HIGHLY RECOMMENDED

Accommodation Affords:
Reception hall: cloakroom; spacious living room; fitted kitchen; dining area; sliding patio doors opening onto the rear garden. To the first floor: Bedroom 1: bedroom 2 Bedroom 3; bathroom.

Newly installed (2026) gas central heating boiler, UPVC double glazing, attractive landscaped gardens to front and rear, garage and driveway parking for 2 vehicles. Reception hall with cloakroom; spacious living room with staircase to first floor; fitted kitchen and dining area with sliding patio doors opening onto the rear garden. To the first floor: three bedrooms and bathroom.

Location

This Marina property offers comfortable and stylish open plan accommodation within walking distance of the Marina waterfront, The Mulberry pub and restaurant, Conwy Golf Club, and Conwy
town centre.

Accommodation Affords:
(Approximate Measurements only)

Composite Part Glazed Front Door Leading To:

Entrance Lobby:
Radiator; coved ceiling.

Downstairs Cloakroom:
Low flush w.c.; wash hand basin; wall mounted towel rail; part tiled decorative walls; tiled flooring; two storage cupboards; UPVC double glazed window.

Lounge/Dining Room: 25'10" x 15'1" (7.88m x 4.62m)
UPVC double glazed window to front elevation; radiators; coved ceiling; UPVC double glazed patio doors leading to an enclosed rear garden.

Kitchen: 8'7" x 6'6" (2.64m x 2.00m)
Range of base and wall units with complimentary worktop; white inset sink unit; electric oven; 4 ring gas hob with extractor hood over; UPVC double glazed window overlooking rear elevation; wood effect laminate flooring and part tiled walls; space for dishwasher/ washing machine; brand new glowworm central heating boiler.

Staircase Leading To first Floor Landing:

Landing:
Airing cupboard; cylinder tank;

Bedroom 1: 13'6" x 8'8" (4.14m x 2.66m)
UPVC double glazed window overlooking front elevation with far reaching hillside views; radiator.

Bedroom 2: 12'0" x 8'5" (3.66m x 2.59m)
UPVC double glazed window to rear elevation with views to Conwy mountain; radiator.

Bedroom 3: 8'9" x 6'6" (2.69m x 2.00m)
UPVC double glazed window overlooking rear elevation to Conwy mountain; radiator.

Bathroom: 6'3 x 5'4 (1.91m x 1.63m)
Panel bath with shower over; glazed shower screen; low level w.c.; wash hand basin; UPVC double glazed window to front elevation: Part tiled walls; extractor fan. tiled flooring; radiator.

Outside:
Parking for two vehicles; front garden with mature tree and established plants. Rear garden is laid to patio area with a step up to gravel and further patio area with mature trees and side garden with views to Conwy mountain, outside lighting, outside tap.

Garage: 18'4" x 9'2" (5.6m x 2.80m)
Up and over door; power and light, side door to rear.

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 left hand side.

Council Tax Band:
Conwy County Borough Council tax band E

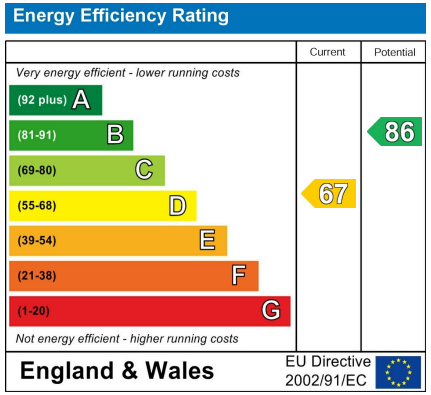
Viewing:
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Proof of Identity:

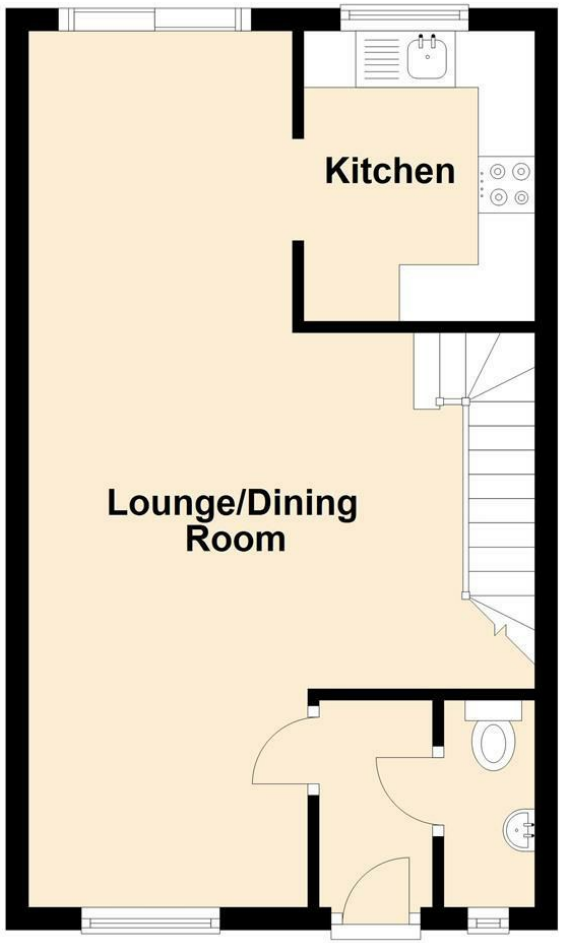
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport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

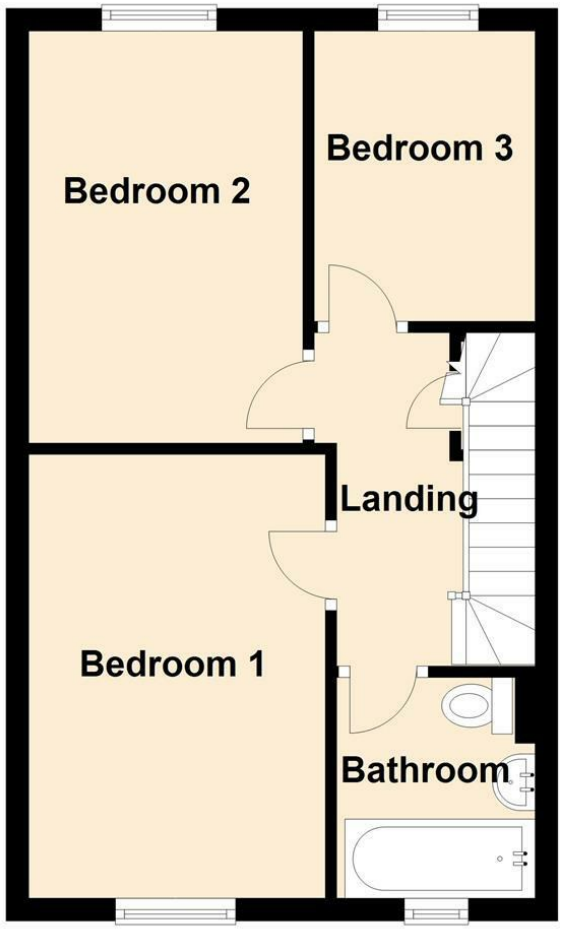
A Management Fee of £169.99 per quarter is currently paid to Cwmni Rheoli Pentref Marina Conwy Cyfyngedig. This fee includes external redecoration of the property, every 3 years and maintenance of the communal areas.



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

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