



16 Mulberry Close
Conwy LL32 8GS



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£450,000

A Four bedroom, 2 bathroom home, located in the highly sought-after Conwy Marina, close to Conwy Golf Club and the popular Mulberry Pub and Restaurant with stunning views over Conwy Marina towards Deganwy.

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

In an outstanding waterfront setting, this property enjoys an enviable position in this popular Marina village, only a short stroll from the well-known, family friendly Mulberry pub and restaurant, This adaptable modern home offers flexible accommodation ideal for family living. The property benefits from gas central heating, uPVC double glazing, and off-road parking with garage/storage room. The front door opens into entrance hallway with cloakroom and a dining kitchen with patio doors leading to a courtyard garden with stunning views over Conwy Marina towards Deganwy.

At first floor level, there is a lounge with views over Conwy Marina, a bedroom with en-suite shower room. At the upper level there are three further bedrooms and a family bathroom.



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.

The Accommodation Affords:
(Approximate measurements only)

Reception Hall 14'0" x 3'3" (4.27m x 1.0m)

Wooden front door leading into Reception Hall with laminate flooring, radiator, coved ceiling, staircase to first floor, cupboard housing washing machine and tumble dryer, airing cupboard with cylinder tank. Door leading to two storage rooms, electric and lights connected, water tap, roller up and over door.

Turned staircase leading to first floor.

Bedroom 1 (within garage) 9'5" x 10'6" (2.88m x 3.22m)

Storage area 6'7" x 9'3" (2.02m x 2.84m)

Cloak Room 2'5" x 5'10" (0.75m x 1.80m)

Low flush w.c. wash handbasin, tiled flooring, radiator, part tiled walls.

Kitchen 15'11" x 12'10" (4.86m x 3.93m)

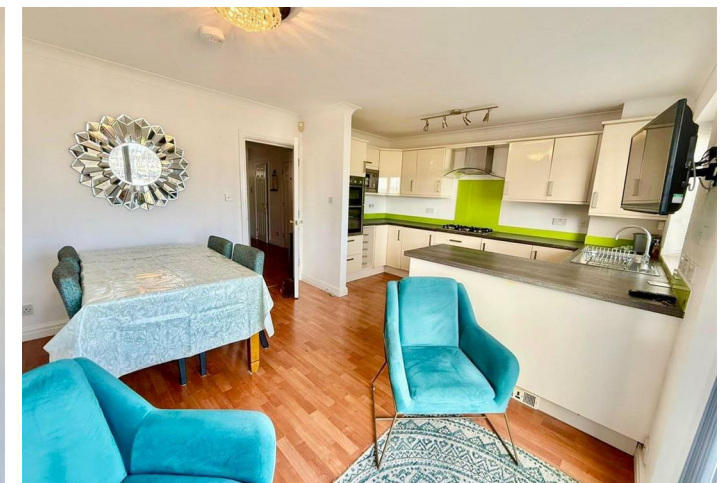
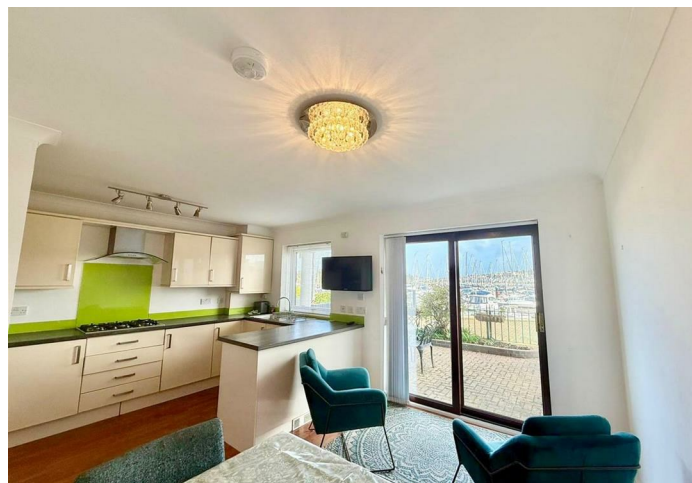
Range of base, wall and drawer units with work surface over, stainless steel sink unit, cupboard housing Worcester gas central heating boiler, built-in microwave, eye level double oven, five ring gas hob, dishwasher, breakfast bar, uPVC double glazed window and uPVC double glazed patio doors leading into the courtyard garden.

Landing

Telephone point.

Lounge 16'0" x 12'7" (4.89m x 3.86m)

Two uPVC double glazed windows with views over The Marina towards The Vardre and Deganwy, two radiators.



Bedroom 1 16'0" x 9'9" (4.88m x 2.99m)

Range of fitted wardrobes, two uPVC double glazed windows, two radiators.

En-suite Shower Room 5'6" x 6'5" (1.70m x 1.96m)

En-suite with fitted bidet, shower cubicle with glazed screen, low flush w.c. wash handbasin, fully tiled walls, heated towel rail, shaver point.

Staircase leading to second floor

Landing.

Bedroom 2 12'9" x 15'10" (3.91m x 4.84m)

Two uPVC double glazed windows with views over The Marina towards Deganwy, two radiators, range of fitted wardrobes.

Bedroom 3 8'7" x 9'8" (2.64m x 2.97m)

uPVC double glazed window with views towards the Conwy Mountains, radiator.

Bedroom 4 9'10" x 7'0" (3.02m x 2.14m)

Velux window, uPVC double glazed window with views to Conwy Mountain, radiator.

Outside

Paved patio area with direct access to The Marina. Garden tap, electric point.

Services

Mains water, gas, electricity 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 Band:

Conwy County Borough Council tax band G

Directions

Proceed from the agents office out towards Bangor Road continue over the A55 expressway and follow the road down to the marina at the roundabout, proceed straight ahead onto Meirion Drive and turn right onto Mulberry Close the property will be seen on the left hand side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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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