



10 Ellis Way

Conwy LL32 8GU

£245,000

A beautifully presented two-bedroom end terraced home, located in the highly sought-after Conwy Marina, close to Conwy Golf Club and the popular Mulberry Pub and Restaurant.

Council Tax: D - EPC: D - Tenure: Freehold.

Reception hall, spacious living room with feature media wall, fitted kitchen, conservatory with patio doors opening onto the rear garden. To the first floor bedroom 1, bedroom 2 and bathroom. Recently installed gas central heating boiler, uPVC double glazing, attractive landscaped garden to the rear and driveway parking for two vehicles.



Tel: 01492 555500
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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

Wooden front door leading into reception hall, laminate flooring, staircase to first floor, radiator, coved ceiling, electric consumer unit.

Kitchen

9'10" x 5'7" (3.00 x 1.71)

Range of base and wall units with complementary work surface over, 1 1/2 inset black sink, built-in microwave, four ring Hotpoint electric hob with electric oven under, extractor hood, part tiled walls, inset spotlighting, tiled flooring, radiator.

Lounge

11'8" x 17'11" (3.58 x 5.47)

Laminated flooring, bi-fold doors leading into conservatory, coved ceiling, two radiators, feature media wall unit with shelving and inset living flame effect fire, space for television.



Conservatory

Laminated flooring, uPVC double glazed windows, uPVC double glazed patio doors, radiator, overlooking rear private garden.

First Floor

Landing with access to loft area.

Bedroom 1

11'9" x 10'1" (3.59 x 3.08)

uPVC double glazed window to front elevation, radiator, storage cupboard.

Bedroom 2

11'8" x 9'3" (3.58 x 2.83)

uPVC double glazed window to rear elevation, radiator.

Bathroom

5'4" x 5'10" (1.65 x 1.80)

Fitted with panelled bath, shower fitment over, low flush W.C. vanity unit with inset sink, overhead mirrored lighting, inset spotlighting, tiled flooring, ladder style towel rail, tiled walls.

Outside

Parking to the front for 2 vehicles. Flagged side pathway leading to rear garden laid to artificial grass, seating area and screened fencing.

Services

Mains water, electricity, gas and drainage connected to the property.

Council Tax Band:

Conwy County Borough Council tax band D

Agents Notes:

Quarterly charges £125.65 for outside space and painting outside every three years.

Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

Proof Of Funds

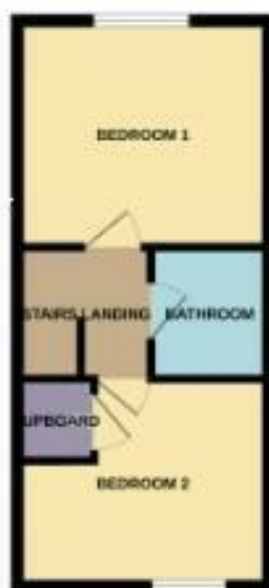
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current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

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 take the third exit and continue along and take your first right into a cul de sac and the property is the last property on your right.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 opinion must be treated as given on the same basis as these particulars.

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