2 Doctor Garretts Drive

Conwy LL32 8GZ

IMW
IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

2 Doctor Garretts Drive

Conwy LL32 8GZ

£399,950

An immaculately presented detached house, occupying an attractive corner position within this popular and established residential development, within walking distance of the town centre and Conwy Marina

Tenure: Freehold - EPC D - Council Tax D

Viewing Highly Recommended

The accommodation has been exceptionally well maintained and provides a comfortable, modern home with gas central heating and double glazing throughout. The ground floor comprises a welcoming reception hall with cloakroom/WC, a spacious lounge with wide front window, separate dining room and an attractive fitted kitchen with a good range of contemporary units and work surfaces.
To the first floor is a landing leading to 3 bedrooms and a modern family bathroom. The principal bedroom benefits from fitted wardrobes and its own stylish en-suite shower room, whilst the remaining bedrooms are both well presented and offer good flexibility for family use, guests or home working.
Externally, the property occupies a pleasant corner plot with established frontage and benefits from a detached garage together with additional off-road parking.
Beautifully landscaped enclosed rear garden.
Overall, this is a particularly well cared for and ready-to-move-into detached home in a sought-after location, combining modern accommodation, attractive gardens, garage and parking with excellent access to Conwy town centre and the Marina.

Location

Doctor Garrett's Drive is located within walking distance to the centre of the historic walled town of Conwy, beach, Conwy Marina, the secondary Aberconwy school and ideal for links to the A55.

The Accommodation Affords:
(Approximate measurements only)

Covered Front Entrance
Outside lighting, uPVC double glazed door leading through to:

Reception Hall
Balustrade staircase leading off to first floor level, understairs storage cupboard, radiator with timber shelving over.

Cloak Room
Comprising; concealed cistern w.c. vanity washbasin with inset vanity unit, timber cladding, extractor fan, sealed unit double glazed window overlooking front of property. Doorway leading through to Lounge and Dining Room.

Lounge 12'2" x 14'11" + bay (3.71m x 4.57m + bay)
Walk-in double glazed bay window with leaded light overlooking front with open aspect to front elevation, double panel radiator, feature Adam style fireplace surround with inset marble and hearth, coal effect electric fire, TV point, coved ceiling. Square archway leading through to dining area.

Dining area 9'2" x 9'10" (2.81m x 3.0m)
Sliding uPVC double glazed patio doors leading onto rear garden, double panel radiator, coved ceiling. Doorway from Dining Room and also from Hallway leading through Kitchen.

Kitchen 9'0" x 9'5" (2.75m x 2.89m)

Fitted range of base and wall cupboards with complementary worktops, single drainer sink, integrated Neff stainless steel oven, four ring gas hob with concealed extractor above, concealed lighting, uPVC double glazed window overlooking rear, integrated fridge, washer dryer, black ladder style heated towel rail, inset spotlighting, uPVC double glazed window overlooking rear garden, composite double glazed side door.

First Floor

Landing, access to roof space, drop down ladder. Attic space is boarded, light and power connected.

Bedroom 1 11'6" x 11'10" (3.53m x 3.63m)

uPVC double glazed window overlooking front with open aspect and views, radiator, fitted range of wardrobes and vanity unit, wall mounted mirror, bedside cabinets.

En-suite Shower Room 4'0" x 8'5" maximum (1.23m x 2.59m maximum)

Three piece suite comprising; shower enclosure with glazed screen, wall hung wash basin, low level w.c. chrome heated towel rail, attractive fully tiled walls and flooring, mirror, medicine cabinet, extractor fan, inset spotlighting.

Bedroom 2 11'6" x 9'6" (3.53m x 2.92m)

Radiator, uPVC double glazed window overlooking rear with open aspect and views.

Bedroom 3 7'11" x 9'3" (2.42m x 2.83m)

uPVC double glazed window overlooking rear, radiator.

Bathroom 8'4" x 7'10" (2.55m x 2.39m)

'P' shaped bath with electric shower above, vanity wash basin, concealed cistern w.c. attractive wall tiling, tiled floor, chrome ladder style heated towel rail, extractor fan, built-in linen cupboard housing Baxi combi boiler for central heating and hot water system, linen shelving and storage.

Outside
Tarmacadam driveway leads to single car garage with side personal door, high level walling and door leading to a private enclosed rear walled garden which is laid to lawn with attractive shrubs and borders, patio area.

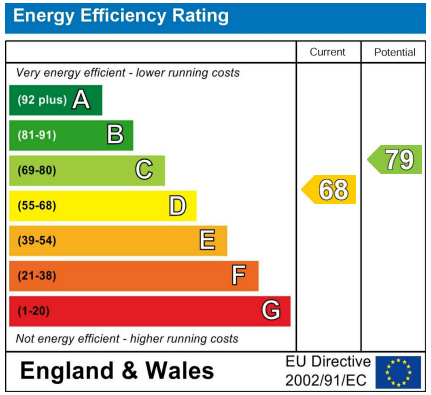
Services
Mains water, electricity, gas and drainage are connected to the property.

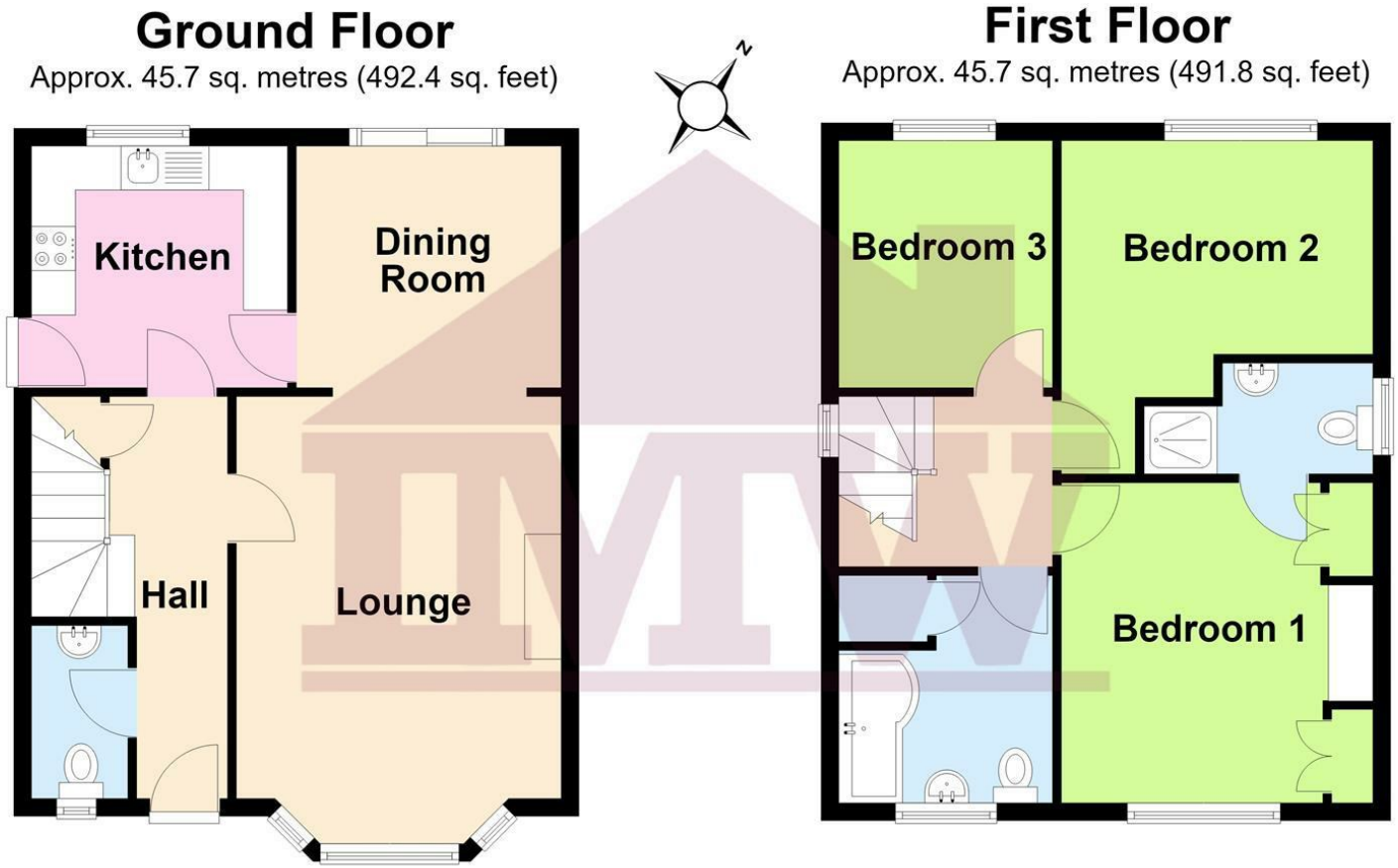
Viewing
By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

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 D

Directions
From our Conwy office proceed left through the arch onto Bangor Road, follow the road and turn right onto Morfa Drive, just before the cattle grid turn left onto Dr Garrett's Drive where number 2 occupies the first corner plot on the right.





Total area: approx. 91.4 sq. metres (984.2 sq. feet)

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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