

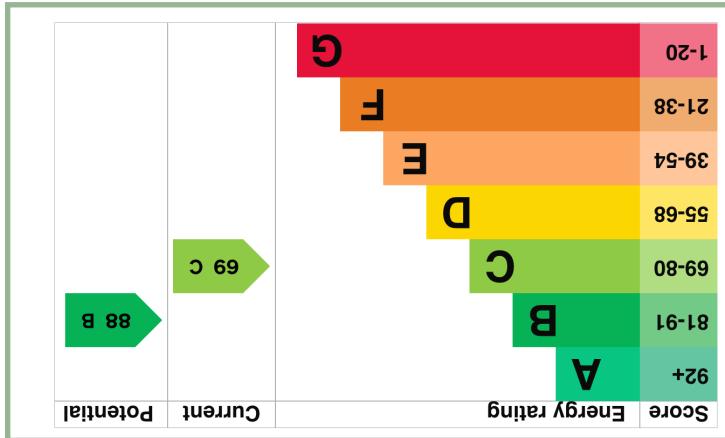
Please contact us before viewing the property if there is any point of particular importance to you we will be pleased to provide additional information or to make further arrangements. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements of representations of fact and they do not constitute any part of an offer or contract. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and appliances have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

www.fletcherpoole.com

F&P Fletcherpoole

F&P



F&P



A WELL PRESENTED TWO BEDROOM INNER-TERRACE TOWN HOUSE

Description

A well-presented two-bedroom inner terrace town house situated on the highly desirable Conwy Marina. The property enjoys views over Conwy Mountain and is a stone's throw from the Mulberry Pub and Restaurant, Marina and beach.

The accommodation comprises: Hallway, kitchen, lounge /diner with patio doors onto the garden. To the first floor: Two double bedrooms and bathroom. UPVC double glazing and gas central heating.

To the front of the property there is driveway parking for two vehicles. Enclosed rear garden laid to block paving, timber gate providing rear access, wall and fence boundaries.

- ✓ SITUATED IN A HIGHLY DESIRABLE LOCATION
- ✓ ENJOYS VIEWS OF CONWY MOUNTAIN
- ✓ EASY WALKING DISTANCE TO CONWY TOWN
- ✓ NO ONWARD CHAIN

Kitchen

9' 11" x 5' 8" (3.02m x 1.72m)



Lounge / Diner

17' 11" x 11' 9" (5.46m x 3.58m)



Bedroom One

11' 8" x 10' (3.55m x 3.05m)



Bedroom Two

11' 9" x 9' 3" (3.58m x 2.82m)

Bathroom

5' 11" x 5' 5" (1.80m x 1.65m)



Location

The property is on the outskirts of a medieval town famous for its Castle and Bridge. The town has plenty of retail outlets, restaurants, medical centre, library and several places of historic interest. There is a local primary and secondary school, social and recreational facilities which include the marina and the 18-hole golf course. The town benefits from access to the A55 Expressway making travel easy through North Wales, Chester and beyond. The town is on the main London to Holyhead railway line.



Directions

From our Conwy office go straight on in the direction of Bangor, go past the turning for the A55, follow this road round until you reach the mini roundabout. Turn right and 8 Ellis Way can be found after a short distance on the right.

Council Tax Band: D (provided on voa.gov.uk)

Energy Performance Rating: C

Tenure: Freehold

2 Bedroom
Town House

8 Ellis Way
Conwy
LL32 8GU

£235,000

Reference Number FP8265
14/2/2025

Fletcher & Poole,
3 Lancaster Square,
Conwy
LL32 8HT

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 5883100

email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

