

Four Bedroom Town House Overlooking The Golf Course & Mountains

Description

A three storey, four bedroom town house situated on the Conwy Marina Development, enjoying a south facing rear aspect with views over the Golf Course and the mountains.

Gwynt y Mor is only minutes walk from the Mulberry Pub and beach, and a level walk into Conwy Town.

The accommodation comprises: Hallway, utility/store, bedroom four/sitting room with two drop down single beds and en-suite shower room. To the first floor: Landing, lounge with sliding doors onto the balcony, dining area and kitchen. To the second floor: Master bedroom with en-suite shower room, bedroom two with access into the Jack & Jill bathroom and bedroom three. UPVC double glazing and gas central heating. Driveway parking, garage and enclosed rear courtyard garden with gated rear access.

- ✓ ENJOYS VIEWS OVER THE GOLF COURSE & MOUNTAINS
- ✓ SITUATED WITHIN WALKING DISTANCE TO CONWY TOWN
- ✓ WITHIN A STONES THROW OF THE BEACH, GOLF CLUB, MARINA FRONT & PUB
- ✓ NO CHAIN

Hallway

15' 6" x 3' 7" 4.72m x 1.09m

Utility/Store

4' 3" x 2' 5" 1.29m x 0.73m

Bedroom Four/Sitting Room

12' 3" x 11' 11" 3.73m x 3.63m Two single drop-down beds.



En-Suite Shower Room

10' 8" x 2' 11" 3.25m x 0.88m

4 Bedroom, 3 Storey Town House

16 GWYNT Y MOR
CONWY MARINA
CONWY
LL32 8GH

£340,000
REDUCED FROM £350,000

Reference Number: FP7005
12/11/2024

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 583100
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com



Location

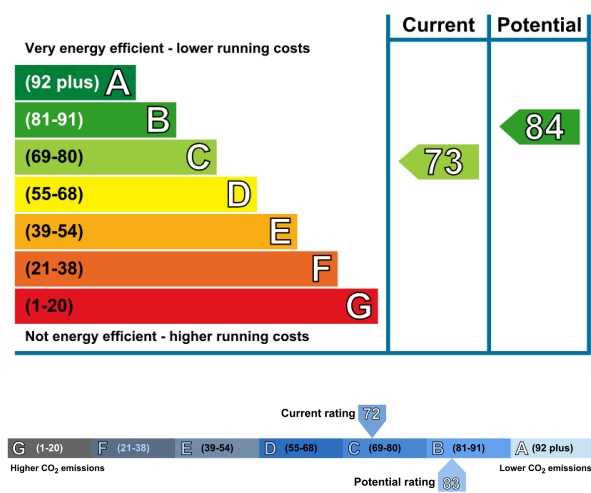
The property is on the outskirts of a medieval town famous for its Castle and Bridge. The town has plenty of retail outlets, banks, restaurants, medical centre, library and several places of historic interest. There is a local primary and secondary school, social and recreational facilities which include 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, go straight across the roundabout and turn left at the “T” junction. Follow the road round and number 16 can be found on the left.

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

Energy Efficiency Rating: C



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Lounge
17' 1" x 16' 11" max 5.21m x 5.15m

Kitchen/Diner
17' x 11' 9" 5.18m x 3.58m



Master Bedroom
13' 10" x 10' 2" 4.21m x 3.10m



En-Suite Shower Room
10' 2" x 3' 7" 3.10m x 1.09m



Bedroom Two
11' 8" x 10' 1" 3.55m x 3.07m



Jack & Jill Bathroom
7' 6" x 6' 6" 2.28m x 1.98m



Bedroom Three
10' 11" x 6' 6" 3.32m x 1.98m



Garage
17' 2" x 10' 1" 5.23m x 3.07m

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