

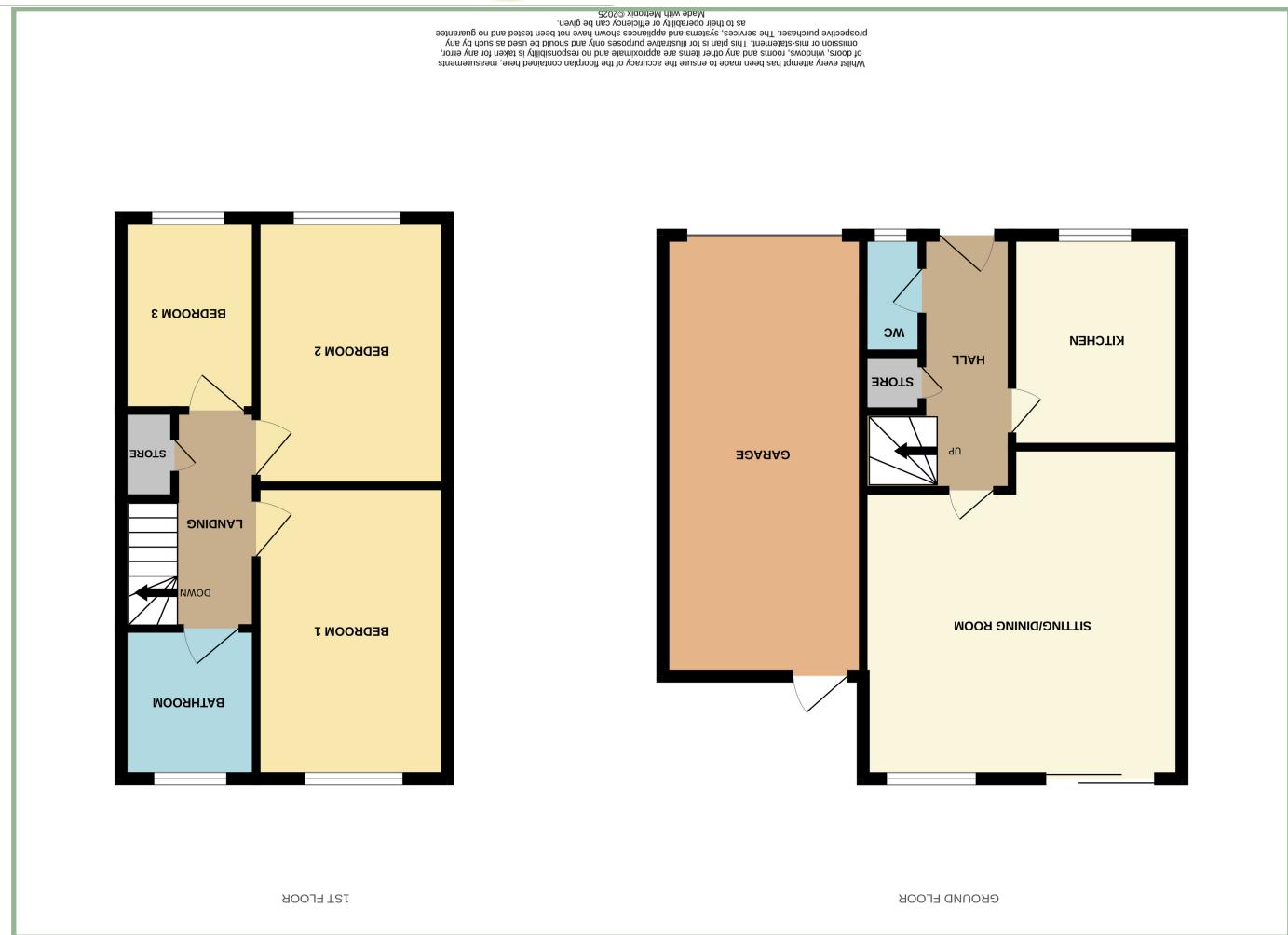
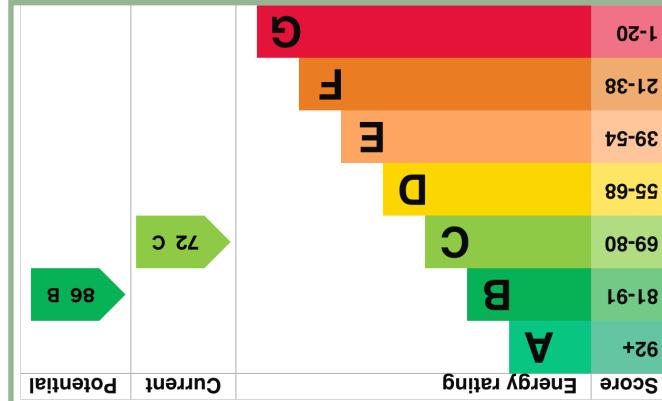
Please contact us before viewing the property. If there is any point of particular importance to you are contemplating travelling some distance to view the property.  
 We strongly recommend that all the information within which we provide about the property is given to you as is.  
 We offer a contract. The seller does not make any representation of fact and they do not constitute any part of a service, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.  
 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 a service or contract.  
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While every attempt has been made to ensure the accuracy of the following calculations, measurements of doors, windows, rooms and any other items are approximate and no guarantee is given for their accuracy. The services, fixtures and fittings shown here do not form part of the property purchased. The plan is for illustrative purposes only and should be used as such by any person of reasonable skill and may differ from the actual property. This plan is not a survey and no liability is accepted for any inaccuracies.



1ST FLOOR

GROUND FLOOR



# BRIGHT, AIRY AND SPACIOUS THREE BEDROOM MODERN SEMI-DETACHED PROPERTY IN MOST POPULAR AND CONVENIENT MARINA LOCATION. OFFERED WITH NO ONWARD CHAIN!

## Description

This modern semi-detached benefits from well-proportioned rooms throughout and is situated in the ever-popular Conwy Marina location ideal for Conwy Morfa Beach, the Marina, Conwy Golf Course and the local Mulberry Pub & Restaurant! Offered for sale with NO CHAIN, early viewing is essential.

The accommodation in brief comprises, hallway with radiator, carpet floor, stairs to first floor, fitted cupboard. Ground floor cloakroom/WC with window to front, vinyl floor, wall mounted wash basin, low level WC. The kitchen has a window to front, radiator, and is fitted with matching wall and base level units, complimentary work tops, tiled splash backs, and integral sink, drainer and mixer tap. Space and plumbing for kitchen appliance and small dining table, vinyl flooring. The sitting/dining room is a spacious area with glazed sliding patio doors to the gardens and a window to the rear, understairs storage, radiator, carpet floor. The first-floor landing has doors to all upper rooms, fitted airing cupboard, feature spindles and banister to carpeted stairs and floor. Bedroom one is a spacious double room, with a window to the rear, fitted wardrobes, radiator, and carpet floor. Bedroom two is a second double room with window to the front, carpet floor, and radiator. The third bedroom is a spacious room with window to the front, radiator, and carpet floor. The bathroom has a window to the rear, radiator, vinyl floor, and three-piece suite comprising, panel bath with shower and screen, pedestal wash hand basin and low-level WC.

The property has a paved driveway to the front leading to the garage with up and over door plus door to the rear garden, lighting, and power. The front garden is mainly paved with mature plant, shrub and flower bed borders and walled boundary. The rear garden is fully enclosed, with paved patio areas, outside tap, outdoor light, lawn area, mature plant, shrub and hedge borders, fenced boundaries. The house is gas central heated and double glazed.

- ✓ MODERN SEMI-DETACHED HOME
- ✓ THREE BEDROOMS
- ✓ GARAGE AND DRIVEWAY
- ✓ GARDENS FRONT AND REAR
- ✓ MARINA LOCATION
- ✓ NO CHAIN
- ✓ FREEHOLD

## Hallway

11' 8" x 4' 1" 3.55m x 1.24m

## W.C

5' 5" x 2' 9" 1.65m x 0.83m

## Kitchen

9' 8" x 7' 9" 2.94m x 2.36m



## Sitting/Dining Room

15' 10" x 15' 1" 4.82m x 4.60m



## Landing

9' 11" x 6' 2" 3.02m x 1.87m

## Bedroom One

13' 5" x 8' 9" 4.09m x 2.66m



## Bedroom Two

12' 3" x 8' 9" 3.73m x 2.66m



## Bedroom Three

8' 9" x 6' 6" 2.66m x 1.98m

## Bathroom

9' 11" x 6' 2" 3.02m x 1.87m



## 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 7 Ellis Way can be found after a short distance on the left.

Council Tax Band: D (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: C

Tenure: Freehold

## 3 Bedroom Semi Detached Home

7 Ellis Way  
Conwy Marina  
Conwy  
LL32 8GU

**£325,000**

Reference Number: FP8321  
16/4/2025

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 583100  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

