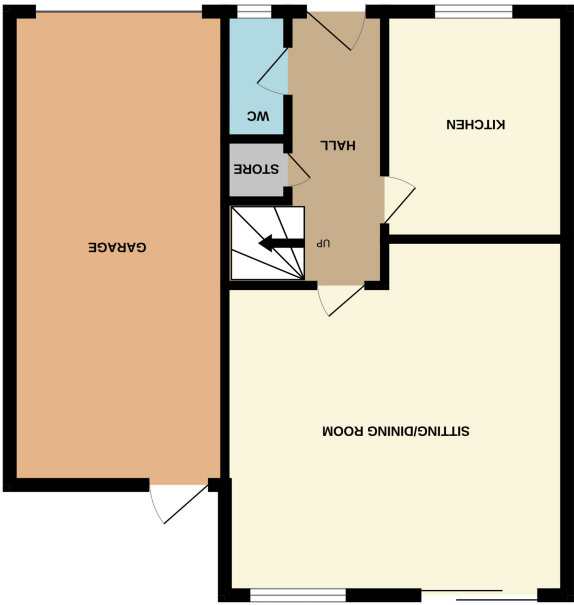
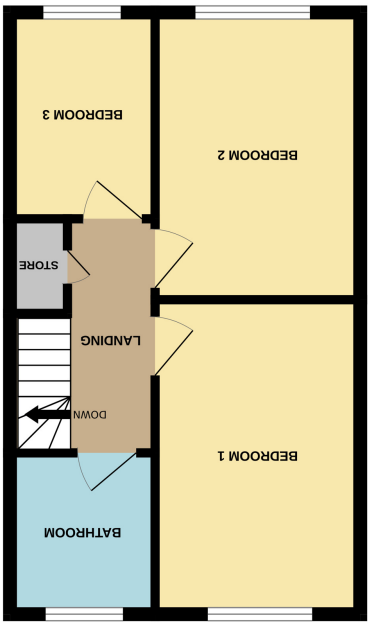




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



GROUND FLOOR



1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	
			86 B





**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)

