

Fletcher & Poole

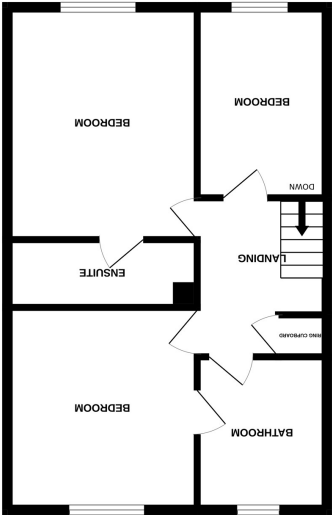


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

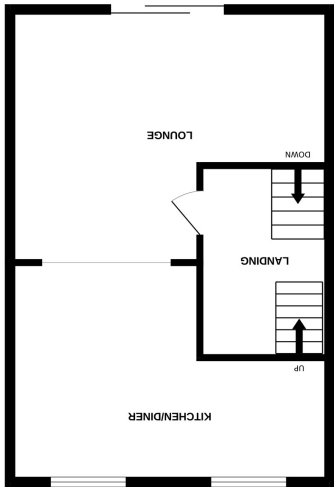


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

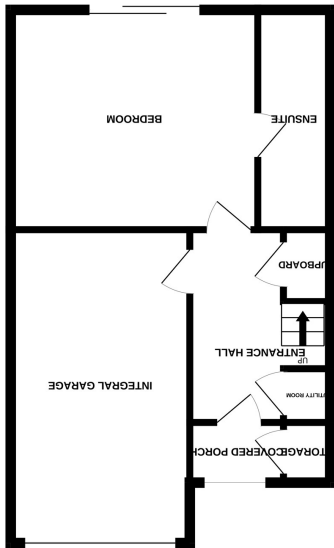
FP 8488



2ND FLOOR



1ST FLOOR



GROUND FLOOR



THREE STOREY. FOUR BEDROOM MID TERRACE TOWNHOUSE

Description

Located in a highly desirable position on the Conwy Marina, overlooking the Marina and enjoying far reaching views over The Great Orme and The Vardre and within easy access to the golf club, beach and Mulberry pub and restaurant.

The light and specious accommodation is laid over three floors and comprises: Part covered porch with store cupboard, hallway, small utility room with space and plumbing for the washing machine, integral door into the garage which has power and light, downstairs bedroom four with sliding patio doors onto the rear garden area and an ensuite shower room.

To the first floor: Open plan living space with a lounge area with sliding patio doors and Juliette balcony with superb views, dining area and kitchen with integrated oven and grill, electric hob and space and plumbing for a fridge/freezer and dishwasher.

To the second floor: landing with airing cupboard housing the hot water cylinder, master bedroom with a range of built in wardrobes and an ensuite shower room, bedroom two with fitted wardrobes and bedroom three and family bathroom which also has a jack and jill door into bedroom two.

UPVC double glazing and gas fired central heating.

To the outside there is a block paved driveway and to the rear a courtyard area laid to block paving with gated access onto the marina front.

- ✓ THREE STOREY, FOUR BEDROOM MID TERRACE TOWNHOUSE
- ✓ ENJOYS SUPERB VIEWS OVER THE MARINA, GREAT ORME AND THE VARDRE
- ✓ CLOSE TO THE GOLF CLUB, BEACH AND THE MULBERRY PUB AND RESTAURANT
- ✓ EASY ACCESS TO THE A55 AND WALKING DISTANCE TO CONWY TOWN
- ✓ FREEHOLD
- ✓ NO CHAIN

Hallway

15’ 4” x 6’ 9” max 4.67m x 2.06m

Garage

17’ 7” x 10’ 1” 5.36m x 3.07m

Bedroom Four

13’ 10” x 12’ 4” 4.21m x 3.76m



Ensuite

10’ 6” x 3’ 3.20m x 0.91m

Landing

10’ 10” x 6’ 9” 3.30m x 2.06m

Lounge

17’ 2” x 16’ 7” 5.23m x 5.05m



Kitchen/Diner

17’ 2” x 11’ 11” 5.23m x 3.63m



Landing

10’ 9” x 6’ 5” 3.27m x 1.95m

Bedroom One

13’ 10” x 10’ 5” 4.21m x 3.17m



Ensuite

10’ 5” x 3’ 6” 3.17m x 1.06m

Bedroom Two

11’ 9” x 10’ 5” 3.58m x 3.17m

Bedroom Three

10’ 9” x 6’ 5” 3.29m x 1.95m

Bathroom

7’ 7” x 6’ 9” 2.31m x 2.06m

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, go straight across the roundabout and turn left at the “T” junction. Number 36 can be found on the right.

Council Tax Band: F (provided on www.voa.gov.uk)
Energy Efficiency Rating: C
Tenure: The property is freehold however there is a quarterly charge of approximately £240 to the management company to cover the maintenance of the communal areas and repainting of the properties approximately every five years.

4 Bedroom Mid Terrace
Townhouse

36 Gwynt Y Mor
Conwy Marina
Conwy
LL32 8GH
NO CHAIN
£425,000

Reference Number: FP8488
20/10/2025

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:

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fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

