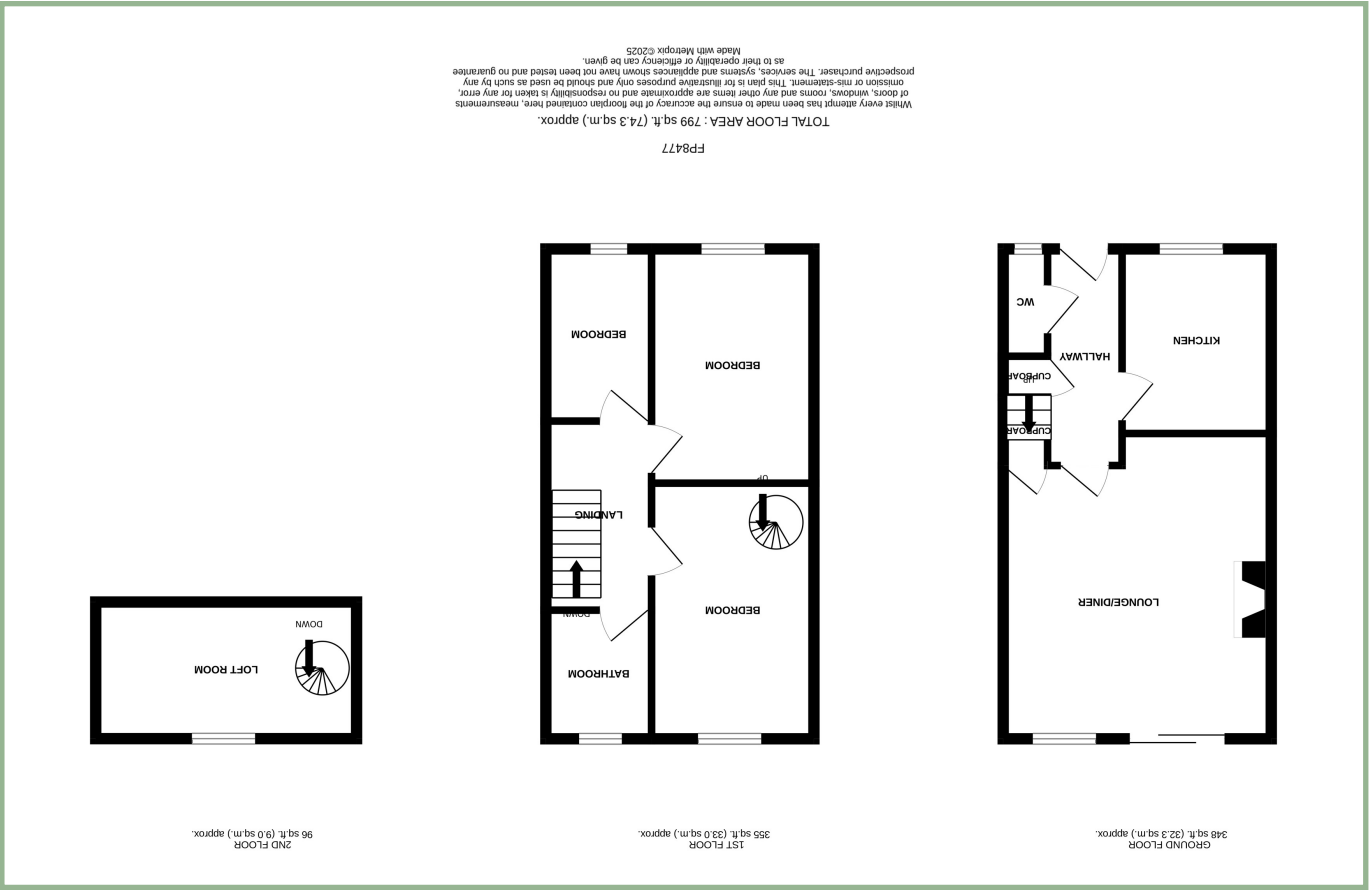


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, 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 strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. 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 enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com

F&P Fletcher & Poole

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		
		73 C	
			85 B



BEAUTIFUL THREE BEDROOM END TERRACE TOWNHOUSE

Description

A stunning three bedroom end terrace townhouse situated on the Conwy Marina front over looking the marina and also enjoying lovely views over towards The Great Orme, Deganwy and The Vardre.

Ideal for those with an interest in boats or those just looking for a laid back pace of life with a beautiful beach and superb golf course just minutes away. The Mulberry public house and restaurant is just a stones throw away making this an ideal home or holiday home.

The present owners have owned the property for over twenty years and have refurbished and remodelled the interior creating a light and well planned home with accommodation comprising: Entrance hall, W.C and storage cupboard (which currently houses a dryer), modern kitchen with integrated fridge/freezer, electric oven, gas hob, microwave, slimline dishwasher and space and plumbing for a washing machine. The lounge/diner is located at the rear of the property with sliding doors onto the low maintenance rear garden area, under stairs storage cupboard.

To the first floor: Landing, master bedroom overlooking the marina and a spiral staircase leading to the converted loft which makes an ideal chill out area with recessed window seat overlooking the marina. There is a second double bedroom, a single bedroom and modern bathroom.

UPVC double glazing and gas fired Worcester combination boiler concealed in the kitchen cupboard.

To the outside there is driveway parking for one vehicle, and a walled courtyard garden area laid to paving, outside tap and a timber shed located at the side. There is a low maintenance rear garden seating area overlooking the marina with gate providing access onto the marina.

- ✓ BEAUTIFULLY APPOINTED, LIGHT AND WELL PLANNED ACCOMMODATION
- ✓ SITUATED ON THE MARINA FRONT
- ✓ ENJOYS VIEWS OF THE MARINA, GREAT ORME AND VARDRE
- ✓ WITHIN A STONES THROW OF THE MULBERRY RESTAURANT, GOLF CLUB AND BEACH
- ✓ EASY AND SCENIC WALK INTO CONWY TOWN
- ✓ CONVERTED LOFT/ CHILL OUT ROOM
- ✓ VIEWING ESSENTIAL TO APPRECIATE THE LOCATION AND QUALITY OF THIS STYLISH HOME
- ✓ FREEHOLD
- ✓ NO CHAIN

Hallway

11’ 8” x 3’ 11” 3.55m x 1.19m

W.C

5’ 6” x 2’ 4” 1.67m x 0.70m

Kitchen

9’ 7” x 7’ 8” 2.92m x 2.33m



Lounge/Diner

15’ 10” x 15’ 4” 4.82m x 4.67m



Bedroom One

13’ 5” x 8’ 10” 4.09m x 2.69m



Loft Room

15’ 1” x 7’ 4.60m x 2.13m

Bedroom Two

12’ 2” x 8’ 5” 3.71m x 2.56m



Bedroom Three

8’ 11” x 6’ 5” 2.71m x 1.95m

Bathroom

6’ 6” x 6’ 1.98m x 1.82m



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. Follow the road round and number 11 can be found on the left.

Council Tax Band: TBC (provided on www.voa.gov.uk)
Energy Efficiency Rating: TBC
Tenure: Freehold.

Agent Notes. There is a service charge of £679.96 per annum to cover the communal gardens/grounds and the external repainting of all properties.

3 Bedroom End Terrace Townhouse

11 Telford Close
Conwy Marina
Conwy
LL32 8GT

NO CHAIN

£380,000

Reference Number: FP8476
29/9/2025

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
web: www.fletcherpoole.com

