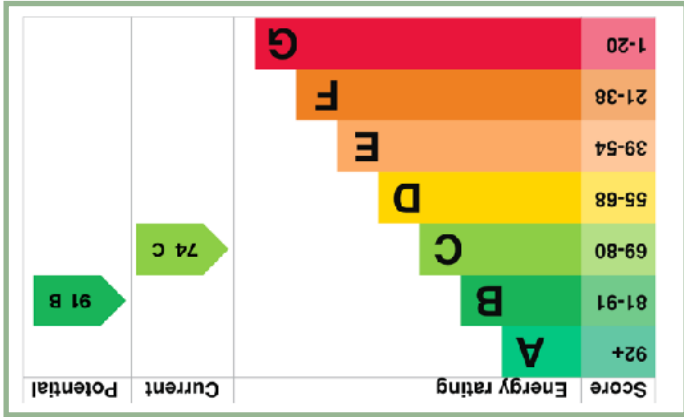




WELL-PLANNED MODERN TWO BEDROOM MEWS PROPERTY IN THE HEART OF CONWY MARINA

Description

This two double-bedroom, middle modern, mews property is situated in the heart of the Conwy Marina opposite the golf course, with parking and gardens, and walking distance to the main marina and shop. With NO CHAIN we recommend early viewing on this property to avoid disappointment.

In brief the accommodation comprises, entrance hallway with stairs to the first floor and doors to ground floor rooms, radiator and wood flooring. The ground floor W.C. has a window to the front, radiator, and is fitted with a two-piece suite comprising wall mounted wash hand basin with tiled splash backs, and low-level W.C. The kitchen has a window to the front and radiator, and is fitted with a modern matching range of wall and base level units, with complimentary wooden worktop, integrated stainless steel sink, drainer and mixer tap, integral oven, hob and extractor, fitted fridge, freezer and dishwasher. The open plan living and dining room has sliding patio doors leading to the rear courtyard style garden, a radiator to the wall, wooden flooring, with more than ample space for living and dining furniture.

Upstairs there is a landing area with doors to first floor rooms and hatch providing access to the loft area. Bedroom one has a window to the front aspect, radiator, fitted deep storage cupboard, fitted wardrobe and dresser, and television point. Bedroom two has a window to the rear over the golf course and distant sea and mountain views, radiator, and television point plus telephone point for internet. The bathroom is fitted with a three-piece modern white suite comprising panel bath with double head shower, and glass screen, pedestal wash hand basin, and low level W.C., with tiling to all splash back areas and a heated towel rail.

- ✓ MODERN MEWS
- ✓ TWO DOUBLE BEDROOMS
- ✓ REAR GARDEN
- ✓ THREE PARKING SPACES
- ✓ POPULAR CONWY MARINA LOCATION
- ✓ NO CHAIN

Hallway

10' 7" x 5' 11" (3.22m x 1.80m)

G.F. W.C.

2' 9" x 4' 11" (0.83m x 1.50m)

Kitchen

5' 11" x 9' 11" (1.80m x 3.02m)



Lounge / Diner

12' x 15' 8" (3.66m x 4.77m)



Landing

6' 3" x 6' 1" (1.90m x 1.85m)

Bedroom One

9' 6" x 12' (2.89m x 3.66m)



Bedroom Two

9' 10" x 12' (3.00m x 3.66m)

Bathroom

5' 9" x 6' (1.75m 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. Turn left and first right onto Beacons Way where number 10 can be found on the left within the cul-de-sac.

Council Tax Band: D (provided on [voa.gov.uk](https://www.voa.gov.uk))
Energy Performance Rating: C
Tenure: Leasehold (charges to be confirmed)

2 Bedroom House

10 Beacons Way
Conwy
LL32 8GN

£237,500

Reference Number FP8257
5/2/2025

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 5883100

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

