



23 Meirion Drive  
Conwy LL32 8GR



**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI

# 23 Meirion Drive

Conwy LL32 8GR

£450,000

## STUNNING LOCATION - NO CHAIN

A beautifully appointed, spacious 2 bed , 2 bath Ground Floor apartment on the popular Conwy Marina development occupying a Large Prominent Corner Plot within a short distance of the waterfront.

Tenure: Leasehold - EPC C: Council: - Tax E

Immaculately presented apartment with redesigned wrap around GARDEN AREA, paved driveway and single garage. Improved, upgraded and decorated throughout by the present owners – a delightful apartment close to local amenities, including Conwy Golf Club, the Marina and Conwy Morfa beach.

## VIEWING HIGHLY RECOMMENDED

The accommodation offers – Reception Hall including large cloaks/storage cupboard; attractive DINING KITCHEN with patio doors providing direct access to the garden; spacious LOUNGE with new carpet and sliding patio doors; TWO DOUBLE BEDROOMS with new carpets and en-suite shower rooms with ample storage. Private driveway leading to SINGLE GARAGE with power and light. Ease One 7kW EV CHARGER. The DELIGHTFUL GARDEN (private use for occupants of the ground floor flat only) provides excellent outside seating and entertaining space with views across to the Marina. Central Heating and Double Glazing.



## Location

The property enjoys a peaceful setting within this sought-after Marina development, within walking distance of the Marina itself, Conwy Morfa Beach, and the historic walled town of Conwy.

The Accommodation Affords:  
(Approximate measurements only)

### Entrance Hall:

uPVC double glazed door, double panel radiator, walk-in cloaks and storage cupboard with a range of hooks and rails. Glazed door leading to inner spacious Reception Hall, radiator, coved ceiling, 2nd storage cupboard.

### Guest Cloak Room:

Concealed cistern w.c. vanity washbasin, extractor fan, airing cupboard housing hot water storage cylinder.

Twin glazed doors leading to -

Lounge: 17'10" x 13'7" reducing to 11'7" (5.46m x 4.15m reducing to 3.55m)

Sliding patio doors leading onto front garden and Indian stone patio with views of the waterfront, two double panel radiators, double glazed window, TV point.

Dining Kitchen: 17'1" x 16'2" maximum (5.23m x 4.94m maximum )

Spacious Kitchen with views of the Marina, is fitted with a range of modern base and wall units with quartz worktops, peninsular breakfast bar with additional storage, tall cupboard housing Ideal central heating boiler, plumbing for automatic washing machine, space for dryer, twin bowl drainer sink, integrated dishwasher, four plate induction hob with glass and stainless steel extractor hood, integrated freezer, integrated single oven and combination microwave oven.

Dining area: Double panel radiator, uPVC double glazed French doors leading onto welcoming garden and patio areas.



Bedroom 1: 10'4" x 13'7" (3.17m x 4.16m)

Double panel radiator, two uPVC double glazed windows overlooking front garden, coved ceiling.

En-Suite Shower Room: 5'6" x 6'6" (1.69m x 2.0m)

Fitted concealed cistern w.c. vanity wash basin with quartz worktop and storage cupboard below, corner shower enclosure, mirrored wall cabinet, extractor fan, ladder style chrome heated towel rail.

Bedroom 2: 13'1" x 9'4" (4.0m x 2.85m)

uPVC double glazed window overlooking rear elevation, double panel radiator, TV point.

En-Suite Shower Room: 6'11" x 5'5" (2.11m x 1.67m)

Shower enclosure with sliding glass door, concealed cistern w.c. vanity wash basin with quartz worktop and cupboard below, extractor fan, ladder style chrome heated towel rail, mirrored wall cabinet.

#### Outside:

The property benefits from a generous wrap around garden comprising of grass areas with established shrubs and plants, timber framed pergola, Indian stone patio areas to the front and rear, timber bin store, outside water tap, outside power point, Sky satellite dish, walled boundary.

Single Garage: (5.44m x 2.5m) with up and over door, side uPVC access door, power and light connected.

ACCESS: Alongside the garage, there is a covered walkway leading to the front doors of No 23 and No 25 (the first floor apartment). Occupants of No 25 only have a right of access to and from their front door, and to the bin store.

#### Services:

Mains water, electricity, gas and drainage are connected to the property.

#### Council Tax Band:

Conwy County Borough Council tax band E



## Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

## Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.


## Directions

Travelling from Chester along the A55 through Colwyn Bay. Go through the Conwy tunnel and exit left at Junction 17, sign posted Conwy & Conwy Marina. At the end of the slip road, turn right onto Meirion Drive, towards Conwy Marina and Conwy Golf club. Continue until reaching the mini roundabout. Take the 2nd exit, head straight towards the waterfront, and the apartment will be found on the left hand side.

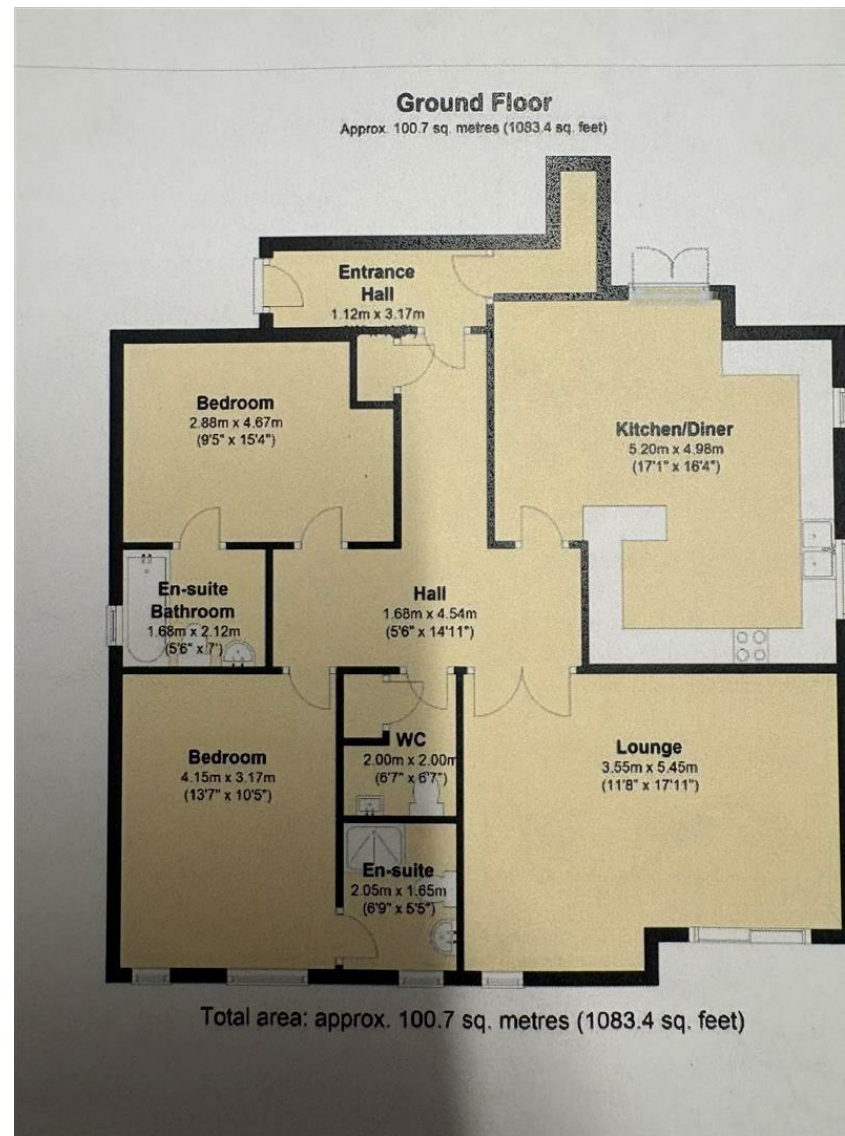
## Agency Notes

We are informed that the property is held on a 999 year lease from 1st January 1993. The Management Company service charges for 2026/2027 are £253.42 per quarter. Service charges provide funding for the external painting of all 7 properties (on a three yearly rolling schedule), and the regular maintenance of all communal garden areas. Under the terms of the lease, Management Company also arrange for annual buildings insurance for all leasehold properties. Those costs are then charged to each leasehold owner. The last annual insurance payment was approximately £120.00.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.



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