



17 Meirion Drive
Conwy LL32 8GR



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£450,000

A beautifully presented, spacious 4 bed semi-detached townhouse, ideally situated within the highly desirable Conwy Marina development, offering superb coastal lifestyle opportunity.

VIEWING HIGHLY RECOMMENDED

Tenure: Freehold - EPC: TBA - Council Tax: G

This adaptable modern home offers flexible accommodation ideal for family living or for those seeking an independent space for a relative or guest suite. The property benefits from gas central heating, uPVC double glazing, and off-road parking with garage.

The front door opens into entrance hallway with comfortable lounge/bedroom, and shower room. This level provides excellent versatility and could be used as an annexe or additional family living space. A door leads to the rear courtyard garden.

At first floor level, the open-plan living accommodation creates a sociable and welcoming space ideal for family dining and entertaining. At the upper level there are three bedrooms, one with en-suite shower room, and a Jack & Jill family bathroom servicing Bedroom 2 and Bedroom 3.



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)

Front Entrance

Part glazed wooden front door leading into reception hallway, coved ceiling, radiator, cupboard housing Worcester gas central heating boiler, plumbing for washing machine. Understairs cloaks cupboard, personal door leading to garage.

Bedroom with En-Suite: 13'11" x 12'3" (4.25m x 3.74m)

Aluminium double glazed patio doors leading to front courtyard garden, radiator.

En-suite Shower Room: low flush w.c. wash handbasin, shower cubicle with glazed door, radiator, part tiled walls, laminated flooring, extractor fan.

First Floor

Open Plan Lounge 17'3" x 17'0" (5.26m x 5.19m)

Aluminium patio doors with Juliet balcony, views towards Conwy Golf Club and Conwy Mountain range, coved ceiling, two radiators, uPVC double glazed window.

Dining Kitchen: 17'1" x 11'10" (5.23m x 3.63m)

Range of base, wall and drawer units, stainless steel sink unit, four ring Electrolux gas hob with stainless steel extractor above, Bosch eye level electric oven, part tiled walls, Manrose extractor fan, integrated dishwasher, integrated fridge and freezer, radiator, laminated flooring, uPVC double glazed window with views towards The Vardre and Deganwy.

Staircase to second floor

Airing cupboard with cylinder tank.



Bedroom 1: 11'10" x 9'10" (3.63m x 3m)

uPVC double glazed windows to side and front elevation with views towards Conwy Mountains, radiator, range of built-in drawers, cupboards and dressing table area.

En-suite Shower Room; low flush w.c. wash handbasin, shower cubicle with glazed door, waterproof wall covering, shaving point, radiator.

Bedroom 2: 11'1" x 10'2" (3.40m x 3.10m)

uPVC double glazed window with views towards The Vardre, Deganwy and The Marina, radiator.

Jack and Jill En-suite Shower Room which services bedroom 2 and 3, low flush w.c. wash handbasin, large corner glazed shower unit, uPVC double glazed window, shaver point, waterproof wall covering.

Bedroom 3: 10'9" 6'11" (3.29m 2.12m)

(currently used as a dressing room), range of built-in wardrobes, radiator, uPVC double glazed window with views towards the Conwy Mountain range.

Outside

Brick paved driveway provides ample off road parking within this small cul-de-sac. Integral car garage. Rear private enclosed courtyard garden area with established shrubs and plants - enjoying outside seating area and a sunny aspect.

Integral Garage: 17'10" x 10'2" (5.44m x 3.12m)

Internal Access

Services

Mains water, electricity, gas and drainage are connected.

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.

Council Tax Band:

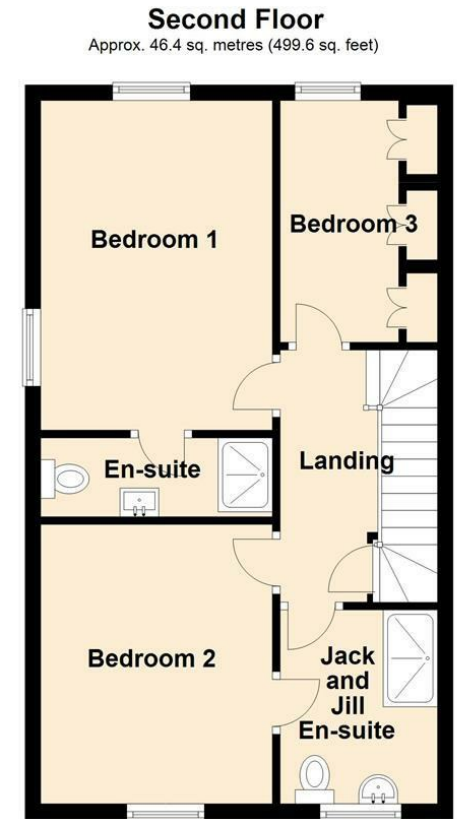
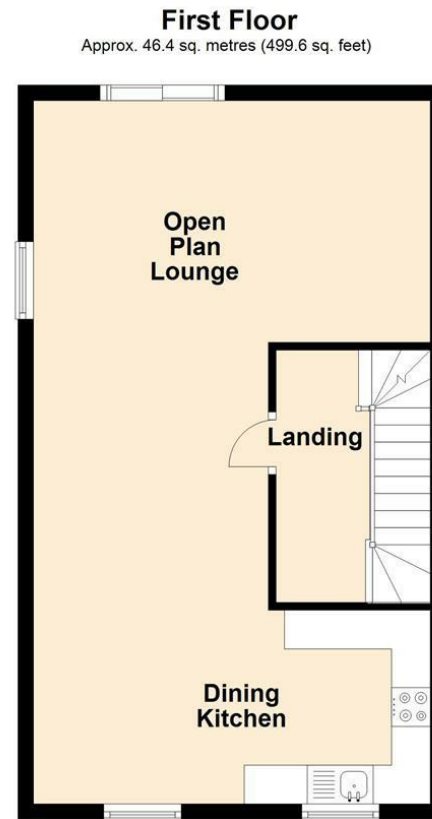
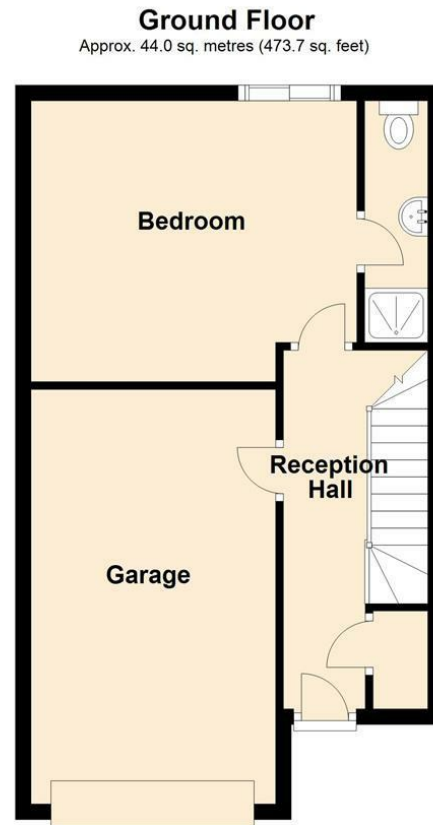
Conwy County Borough Council tax band G

Tenure:

Freehold - Subject to an annual service charge for maintenance of communal area.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 136.8 sq. metres (1472.9 sq. feet)

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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