



5 The Anchorage Deganwy
Conwy LL31 9DQ



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£485,000

An immaculately presented penthouse apartment situated on the popular and picturesque Deganwy Marina, enjoying views to the Conwy Mountain range.

VIEWING HIGHLY RECOMMENDED

Tenure: Leasehold - EPC D: Council Tax: F

A stunning penthouse apartment with its own private lift access which opens directly into the hallway offering approximately 1180 square foot of accommodation to include a spacious open plan lounge/dining room with vaulted ceiling. Patio doors leading onto a balcony with views to Conwy Mountain range. Open plan kitchen with modern units and feature breakfast bar.

The principal bedroom has recently fitted wardrobes, and a spacious ensuite bathroom. A second double bedroom enjoys a double aspect and has a separate bathroom.

The apartment has allocated parking for 2 vehicles.



Location

Positioned within the stunning Deganwy Quay marina, an ideal location for enjoying leisurely walks along sandy beaches and coastal pathways, and within easy reach of three championship golf courses.

Enjoying the amenities of bars, restaurants and shops within the Village of Deganwy.

Private Lift access to Reception Hallway

Tiled flooring, storage room with newly installed (2026) Strom boiler, double part glazed doors leading to open plan living accommodation.

Lounge/Dining Room 18'0" x 19 (5.49m x 5.79m)

Vaulted ceiling with Velux windows, Upvc patio doors leading to balcony with views to Conwy Mountain range, feature fire surround, traditional column radiator.

Kitchen 15 x 14 (4.57m x 4.27m)

Fitted with a range of base, wall and drawer units with Quartz worktops over, inset sink unit, electric glass hob with quartz splashback, eye lever electric oven, integrated microwave; dishwasher and washing machine; wine cooler; Upvc double glazed window, large breakfast bar, tile flooring.

Principle Bedroom 15 x 19 (4.57m x 5.79m)

With a range of fitted wardrobes, Upvc double glazed window with views to Conwy Mountain range.

En Suite Bathroom 9 x 7 (2.74m x 2.13m)

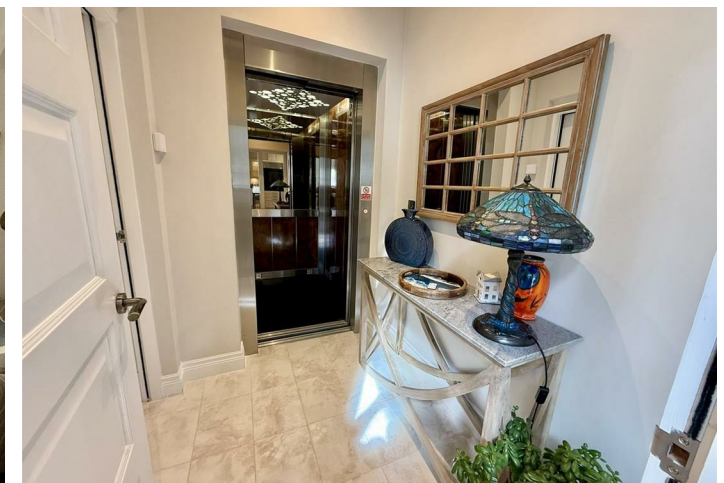
Fitted with a four piece suite comprising shower unit, wash hand basin, low flush w.c. and bath. Fully tiled walls and flooring. Heated ladder style towel rail.

Bedroom 2 15 x 15 (4.57m x 4.57m)

Range of fitted wardrobes, window seating area, 2 Upvc double glazed windows.

Bathroom 8 x 7 (2.44m x 2.13m)

Fitted with a three piece suite comprising low flush w.c., wash hand basin and bath, fully tiled walls, tiled flooring, Upvc double glazed window.



Laundry Room:

With built in cupboards for storage.

Outside:

Allocated parking for 2 cars.

Services:

Mains Water, electricity, gas and drainage connected to the property.

Directions

From the Agents Conwy office head towards Deganwy Village and access to Deganwy Marina will be viewed on your left hand side. On entering the Marina over the railway line, "The Anchorage" is the first development on your left hand side.

Council Tax Band:

Conwy County Borough Council tax band F

Proof of Identity:

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.


Agents Note

The property is held on a 999 year lease. Ground rent £200.00 per annum. Maintenance charge £260.00 per Month.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	64
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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