



23 Meirion Drive, Conwy, LL32 8GR

Offers Over
£425,000

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

Wake to marina views, stroll the waterfront with coffee in hand and end the day watching the sunset over the beach. Set in the heart of Conwy Marina, this exceptional ground floor apartment offers a rare blend of luxury, comfort and easy coastal living.

Occupying an enviable corner position within the sought-after Conwy Marina development, this beautifully presented two-bedroom waterfront apartment enjoys one of the largest private outdoor spaces available. The wrap-around landscaped garden, reserved exclusively for the ground floor apartment, feels like a natural extension of the home. With several seating and entertaining areas, it is ideal for morning coffee, relaxed lunches, evening drinks or dining under the stars. Mature planting and thoughtful landscaping create a private retreat that is rarely found with apartment living.

Practical features are equally impressive, with a single garage, private off-road parking and a 7kW EV charger, making the property well suited to modern life. Step inside and you'll find interiors that are just as appealing. Beautifully upgraded in recent years, the heart of the home is the contemporary open-plan kitchen and dining area. Designed for both style and function, the bespoke kitchen offers excellent storage, sleek quartz worktops and a range of integrated appliances, including an oven, microwave, induction hob with extractor, dishwasher and under-counter freezer. There is also space for either a washing machine and tumble dryer or an additional under-counter fridge.

This sociable space works just as well for everyday living as it does for entertaining. French doors open directly onto the garden, creating an easy flow between inside and out during the warmer months. It is a wonderful setting for summer barbecues, family gatherings or a quiet breakfast with glimpses of the marina beyond.

The spacious lounge is filled with natural light from large sliding patio doors and an additional picture window. It is a bright, welcoming room that frames the surrounding gardens beautifully while offering direct access outside. After a day exploring the North Wales coastline or enjoying the relaxed pace of marina life, it provides the perfect place to unwind.

Both generously sized double bedrooms offer peaceful retreats, and each benefits from its own private en-suite shower rooms, making the layout ideal for couples, visiting family or guests. A separate guest cloakroom off the entrance hall adds further convenience.

Life at Conwy Marina is about more than owning a beautiful home. It's about embracing a lifestyle where everything is on your doorstep. Enjoy scenic coastal walks, sailing, cycling and the nearby beach, or spend the afternoon at Conwy Golf Club, just a few minutes away, where one of North Wales' finest championship links courses awaits.





Fancy lunch or an evening meal? The Mulberry Pub is just a short stroll from your front door, while The Mulberry Stores provides the convenience of picking up those everyday essentials without needing to jump in the car. The historic walled town of Conwy, with its independent shops, cafés and restaurants, is also within easy reach, making this an exceptional place to call home.

This is more than just an apartment. It is an opportunity to enjoy a lifestyle that feels calm and connected, where the marina becomes part of everyday life and home is a place you will never want to leave.

For peace of mind, the property is leasehold and held on a 999-year lease from 1st January 1993, with approximately 966 years remaining. Management company service charges for 2026/2027 are £253.42 per quarter. These charges cover the external painting of all marina village properties on a three-year rolling schedule, with the most recent painting completed in July 2026, as well as regular maintenance of the communal garden areas. Under the terms of the lease, the management company also arranges annual buildings insurance for all leasehold properties, with the cost then charged to each leasehold owner. The last annual insurance payment was approximately £195.24.

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* No onward Chain - Ground floor two-bedroom apartment

*. Set in the heart of Conwy Marina

* Corner position within the sought-after development

* Wrap-around landscaped garden exclusively for the ground floor apartment

* Single garage, Private off-road parking, 7kW EV charger

* Two double bedrooms, both with private en-suite bathrooms

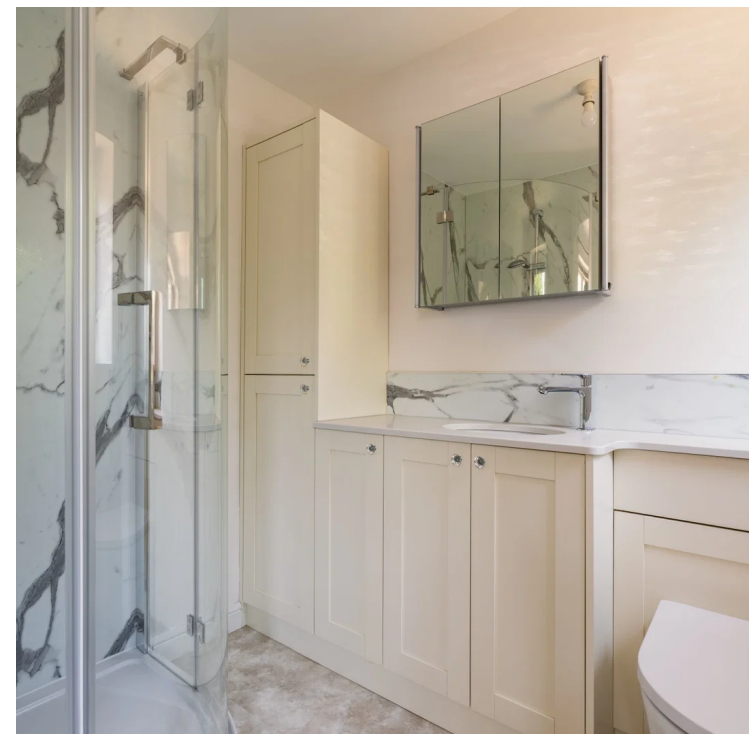
* Contemporary open-plan kitchen and dining area

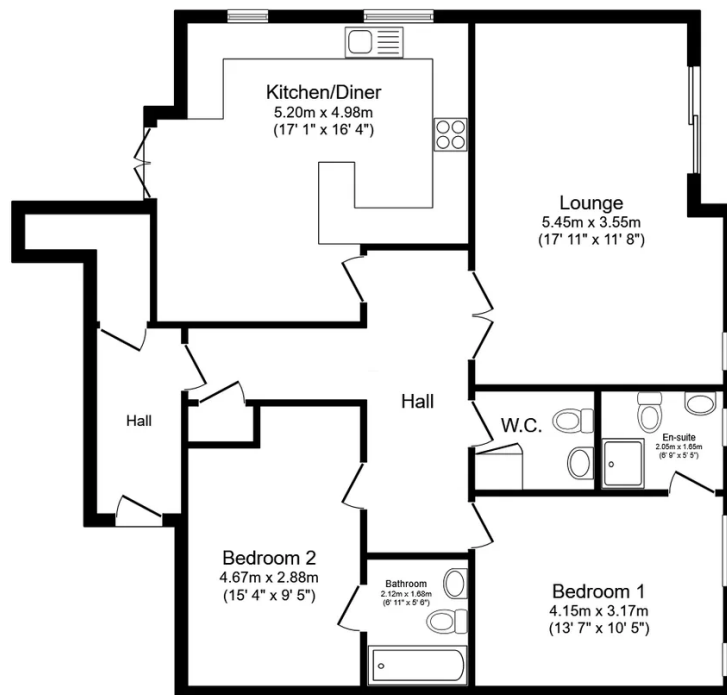
* Spacious lounge with direct access to the garden

* Close to coastal walks, the beach, waterfront cafés, sailing, cycling and Conwy town

* Walking distance to The Mulberry Pub, Mulberry Stores and Conwy Golf Course.







Ground Floor

Total floor area: 100.7 sq.m. (1,083 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

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











Signature Property Partners - Kelly Young

07704 486 061

kelly.young@signaturepp.co.uk

<https://signaturepropertypartners.co.uk/>