

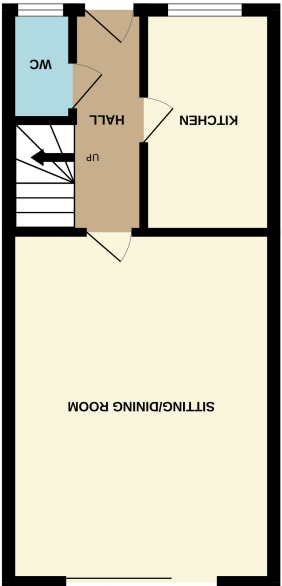
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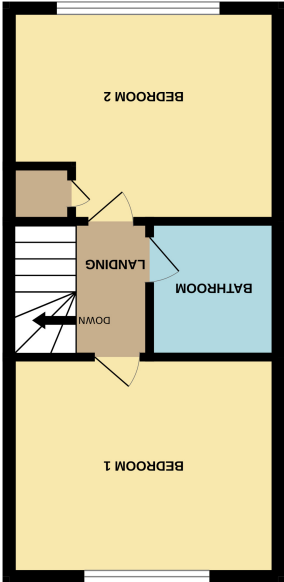
Fletcher & Poole



When every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken by any firm, person, company or individual for any error or omission. This plan is to be taken as a guide only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended to be taken as a guarantee as to their operation or efficiency and no person can be held responsible for any error or omission.



GROUND FLOOR



1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





TWO DOUBLE BEDROOM MEWS PROPERTY SITUATED ON THE EVER POPULAR AND CONVENIENT CONWY MARINA DEVELOPMENT OFFERED FOR SALE WITH NO CHAIN

Description

This two double bedroom modern mews property is situated on the ever-popular Conwy Marina development. Offered for sale with NO CHAIN viewing is recommended as the property is priced to sell. The accommodation in brief comprises, hallway with glazed front door, radiator, carpet flooring, which continues to the stairs. The ground floor WC has a window to the front, radiator, vinyl flooring, wall mounted sink, low level WC. The kitchen is fitted with white wall and base units, complimentary roll top work surface, tiled splash backs, integrated oven, hob, extractor, sink with mixer tap, radiator, vinyl floor, space and plumbing for kitchen appliances. The sitting/dining room is spacious with sliding patio doors to the rear, under stairs storage, carpet floor, and radiator. The first-floor landing has a loft access hatch, spindles and banister to the stairs, carpet floor. Bedroom one has a window to the rear with views over the Conwy mountains and golf course, radiator, and carpet floor. Bedroom two has a window to the front, fitted storage cupboard, carpet floor, and radiator. The bathroom is fitted with a white suite comprising panel bath with shower over, pedestal wash hand basin, and low level WC, vinyl floor, tiled splash backs, and radiator. The property is fully double glazed and gas central heated via a combination boiler that also provides the hot water. There is a driveway to the front of the property and a further allocated space directly opposite. The rear garden is enclosed and paved with fenced boundaries.

- ✓ MODERN MEWS PROPERTY
- ✓ TWO DOUBLE BEDROOMS
- ✓ WHITE BATHROOM & KITCHEN
- ✓ DRIVEWAY & ALLOCATED PARKING
- ✓ NO CHAIN

Hallway

9’ 11” x 6’ 3.02m x 1.82m

W.C

4’ 11” x 2’ 10” 1.50m x 0.86m

Kitchen

9’ 10” x 5’ 10” 3m x 1.78m

Sitting/Dining Room

15’ 8" x 12’ 1” 4.77m x 3.68m



Landing

6’ 3” x 6’ 1” 1.90m x 1.85m



Bedroom One

12’ 1” x 9’ 10” 3.68m x 3m



Bedroom Two

12’ 1” x 9’ 6” 3.68m x 2.89m



Bathroom

6’ 1” x 5’ 9” 1.85m x 1.75m



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 12 can be found on the left within the cul-de-sac.

Council Tax Band: D (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Efficiency Rating: D  
Tenure: Freehold

2 Bedroom Mews

12 Beacons Way  
Conwy Marina  
Conwy  
LL32 8GN

NO CHAIN  
£215,000

Reference Number: FP8338  
23/4/2025

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 583100  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

