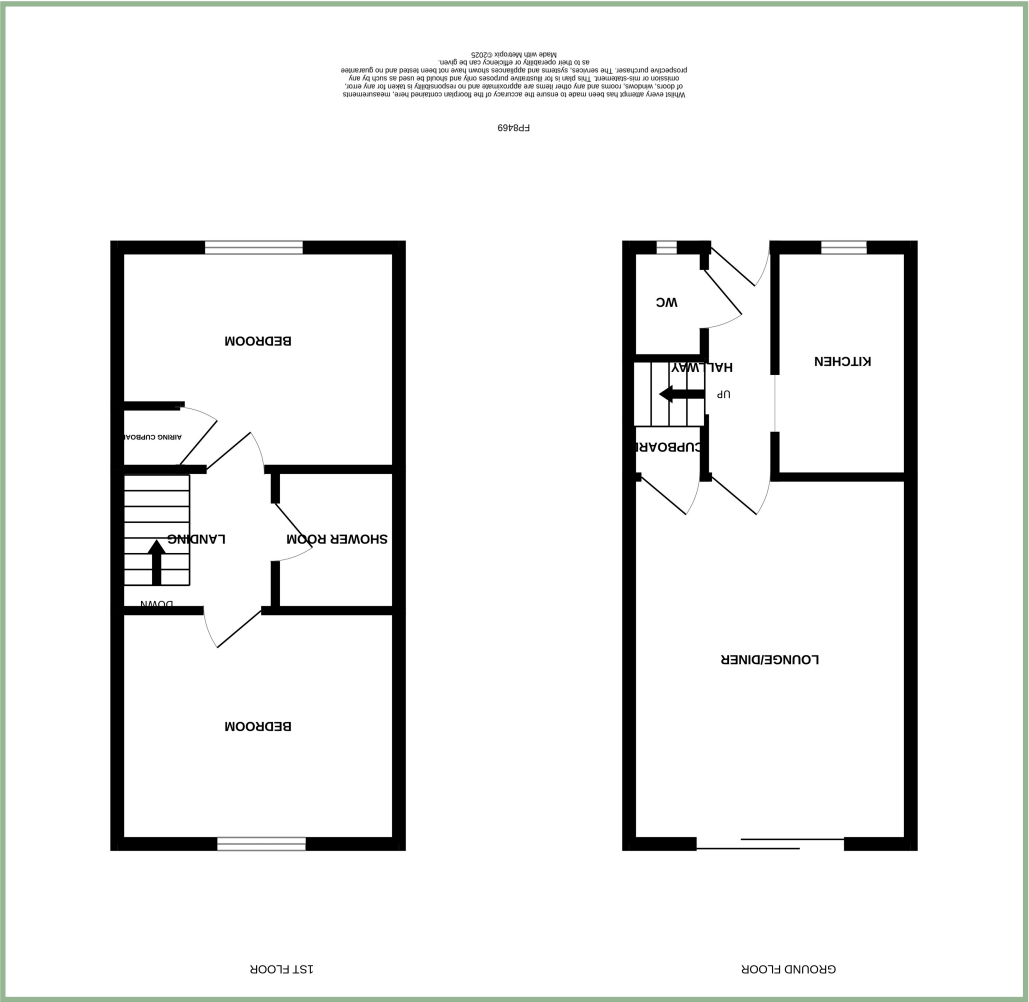


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com



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



MODERN AND CONTEMPORARY TWO BEDROOM TOWNHOUSE

Description

An immaculately presented two bedroom town house situated on the highly desirable Conwy Marina. The property enjoys views over Conwy Mountain, Anglesey, Puffin Island, the golf course and is a stones throw from the Mulberry Pub and Restaurant, Marina and beach.

The well planned and contemporary accommodation comprises: Hallway, W.C, kitchen with integrated fridge, freezer, gas hob, electric oven and space and plumbing for a washing machine, modern wall and base units with solid wood work tops above. lounge/diner with patio doors onto the garden and under stairs storage cupboard and engineered wood floor throughout the ground floor.

To the first floor: Two double bedrooms and modern shower room. UPVC double glazing and Ravenheat gas central heating.

To the outside there is driveway parking and enclosed rear garden laid for low maintenance with a timber rear gate. Garage with power and light and additional driveway parking.

- ✓ IDEAL HOLIDAY HOME OR INVESTMENT PROPERTY
- ✓ SITUATED IN A HIGHLY DESIRABLE LOCATION
- ✓ ENJOYS VIEWS OF CONWY MOUNTAIN, ANGLESEY & PUFFIN ISLAND
- ✓ EASY WALKING DISTANCE TO CONWY TOWN
- ✓ FREEHOLD
- ✓ NO CHAIN

Entrance Hallway

9’ 11” x 3’ 3.02m x 0.91m

Kitchen

9’ 10” x 5’ 10” 3.00m x 1.78m



Lounge/Diner

15’ 8” x 12’ 4.77m x 3.66m



Bedroom One

12’ x 9’ 3.66m x 2.74m



Bedroom Two

12’ x 9’ 6” 3.66m x 2.89m



Shower Room



Garage

17’ 4” x 8’ 2” 5.28 x 2.49m (third from the left, middle garage)

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 no.18 can be found on the left.

Council Tax Band: D (provided on www.voa.gov.uk)
Energy Efficiency Rating: C
Tenure: Freehold

2 Bedroom Town House

18 Beacons Way
Conwy Marina
Conwy
LL32 8GN

£245,000

Reference Number: FP8469
16/9/2025

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
web: www.fletcherpoole.com

