



## 18 Beacons Way

Conwy LL32 8GN

£249,000

A beautifully presented 2 bedroom inner terraced house with garden, garage and driveway parking.

INSPECTION HIGHLY RECOMMENDED

Affording entrance hall, cloakroom, lounge and dining room, kitchen, landing, 2 double bedrooms and modern shower room. Single car garage and hard standing for parking, central heating and double glazing.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>





## Location

Situated on the popular Conwy marina development in a quiet and select cul - de - sac with views over Conwy golf course to mountains beyond. Located within level walking distance of the waterfront marina and mulberry restaurant and bar.

The Accommodation Affords:  
(Approximate measurements only)

Covered Front Entrance To Reception Hall;  
Oak engineered flooring; radiator; turn balustrade staircase leading off to first floor level;

Cloakroom:

Low level w.c; vanity wash basin; cloak hooks; uPVC double glazed window; radiator.

Kitchen:

9'9" x 5'10" (2.99m x 1.79)

Modern base and wall units with solid timber worktops; integrated stainless steel oven; 4 ring gas hob and concealed extractor above; 1 1/2 bowl sink with mixer tap; plumbing for automatic washing machine; integrated fridge and freezer; radiator; extractor fan; uPVC double glazed window to front.

Lounge:

15'8" x 12'0" (4.79m x 3.67m )

engineered oak flooring; t.v point; under stairs storage cupboard; double paneled radiator; dining area with timber clad walling to one side; coved ceiling.

First Floor Landing:

Access to roof space.





#### Bedroom 1:

9'9" x 12'0" (2.98m x 3.67)

Radiator; uPVC double glazed window overlooking rear enjoying views over the golf course to surrounding hillside.

#### bedroom 2:

12'0" x 9'6" (3.67m x 2.9m )

uPVC double glazed window overlooking front; built in linen/store cupboard.

#### Shower Room:

Large shower enclosure; concealed cistern w.c and vanity wash basin; mirror above; extractor fan; radiator; shaver point.

#### Outside:

Property has a single car garage located a short distance from the house with hard standing for parking in front; up and over door; storage area above. At the front of the property there is a brick paved hard standing for parking and bin store area. At the rear of the property there is an enclosed flagged garden enjoying privacy; rear pedestrian access from rear path.

#### Services:

Mains water; electricity; gas and drainage connected to the property.

#### Council Tax Band:

Conwy County Borough Council tax band 'D'

#### Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)

#### Tenure:

Freehold. The property is subject to an annual service charge for the upkeep of communal areas. Service charge £131 quarterly payments.

#### Directions:

Proceed from the agents office out towards Bangor Road continue over the A55 express way and continue to follow the road down to the marina at the roundabout turn left sign posted golf course and then immediately right into Beacons Way property will be viewed on the left hand side as you enter the cul-de-sac.


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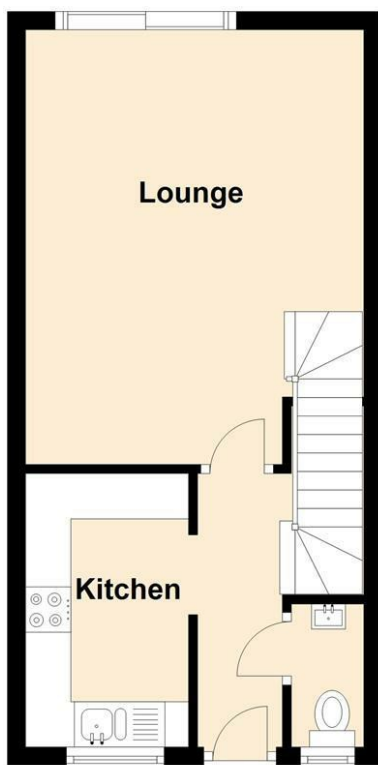
#### Proof of Identity:

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.

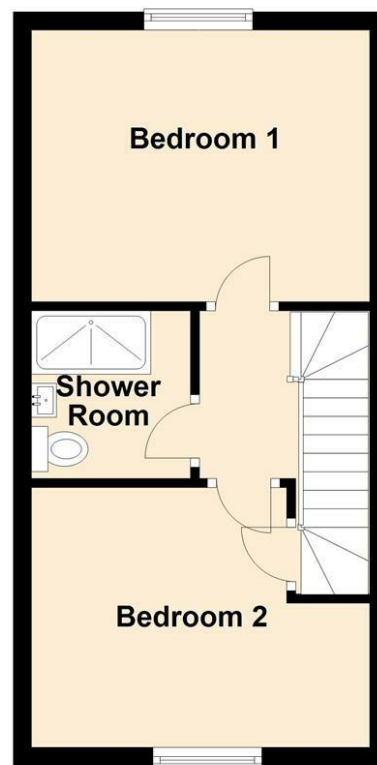


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>76</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

**Ground Floor**



**First Floor**



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.  
Plan produced using PlanUp.

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 opinion must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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