



3 Railway Terrace

Conwy LL32 8LB

£185,000

An inner terrace character cottage in popular setting within the town walls of Conwy.

Spacious cottage in convenient town centre setting close to all local shops, restaurants and railway station.

Improved and upgraded over the years, benefiting from uPVC double glazing and modern kitchen.

Affording entrance lobby, living and dining room, kitchen, first floor landing, bedroom 1, bedroom 2, bathroom, staircase to attic bedroom 3.

Small courtyard garden to rear.

Viewing recommended.



Tel: 01492 555500

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





Location

Located within walking distance of the historic castle town of Conwy. The town has a variety of retail outlets, hotels, library and several places of interest. There are local primary and secondary schools, social and recreational facilities including an 18-hole golf course and yachting marina nearby.

The Accommodation Affords:
(approximate measurements only)

Front Entrance Lobby:

uPVC double glazed front door, cloak hooks; timber and glazed door leading to:

Living & Dining Room:

17'11" x 13'9" (5.46m x 4.19m)

Feature rustic brick fireplace surround with side plinths and display shelving above; radiator; uPVC double glazed window overlooking front; recessed raised timber and tiled plinths; staircase leading off to first floor level; understairs storage cupboard and wine rack; wall lights; 2 radiator; uPVC double glazed French door leading to outside courtyard.



Kitchen:

9'8" x 7'4" (2.95m x 2.24m)

Fitted range of base and wall units with complementary worktop over; integrated stainless steel oven, four plate ceramic hob and canopy extractor above; single drainer sink; plumbing for automatic washing machine and space for dryer; space for fridge freezer; cupboard housing central heating boiler; wall and floor tiling; uPVC double glazed window overlooking rear; radiator.

FIRST FLOOR - Landing:

Radiator; sliding door with enclosed staircase leading off to attic room.

Bedroom No 1:

11'6" x 8'2" (3.53m x 2.49m)

Plus built-in wardrobe along one wall with sliding mirror doors; uPVC double glazed window to front; shelved alcove; radiator.

Bedroom No 2:

9'4" x 7'1" max. (2.86m x 2.18m max.)

Radiator; uPVC double glazed window overlooking rear.

Bathroom:

7'9" x 5'10" (2.37m x 1.78m)

Three piece suite comprising bath with shower above, shower screen, pedestal wash hand basin and low level WC; radiator; wall tiling and mirror; uPVC double glazed window to rear.

Attic Bedroom:

13'1" x 12'5" (4m x 3.8m)

Velux double glazed window; radiator; eaves storage cupboard.

Outside:

To the rear there is a small rear courtyard with right of way access leading to rear from Rosehill Street.

Services:

Mains water electricity, gas and drainage are connected to the property.

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

Council tax Band:

Conwy County Borough Council tax band D.

Directions:

Railway Terrace is located to rear of Rosemary Lane adjacent to the railway line.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

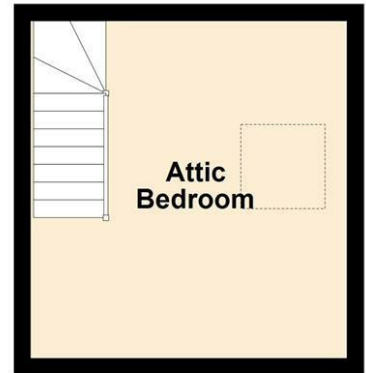
Ground Floor



First Floor



Second 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.

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