



25 Uppergate Street

Conwy LL32 8RF

£279,950

A beautifully appointed and immaculately presented, 2 bedroom inner terrace cottage which has been extended to rear and enjoys extensive views towards Conwy Castle.

This superb spacious 2 bedroom cottage lies within the town walls convenient for all local amenities and recreational areas such as the Marina and Conwy Harbour.

Open plan living, dining and breakfast kitchen. 2 bedrooms at first floor level and luxury shower room. Courtyard garden to rear. Gas fired central heating; uPVC double glazing.

Viewing highly recommended.



Tel: 01492 555500

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



Location

Conwy:

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)

uPVC double glazed front door leading to:

Small Entrance Area:

Double panelled radiator; cloak hanging hooks; balustrade staircase leading off to first floor level.

Open Plan Living Area:

27'1" x 13'8" max. (8.27m x 4.17m max.)

Living Room:

Feature recessed alcoves with display shelving; built-in meter cupboard; wall mounted TV point; uPVC double glazed window overlooking front; understairs built-in store cupboard. Square archway leading through to:

Middle Dining Area:

Low level seating and store cupboard with kick-board heater underneath.



Kitchen Area:

Modern fitted range of base and wall units with integrated appliances including dishwasher, washing machine, stainless steel oven, four ring gas hob with concealed extractor above; wall lights; integrated fridge freezer and tall cupboard; single drainer 1 1/2 bowl sink with mixer tap; built-in cupboard housing 'Ideal' central heating boiler for hot water and heating system. uPVC double glazed window and French windows to rear enjoying views towards the castle and surrounding hillside. Access leading through to rear courtyard. Peninsular unit with breakfast bar.

FIRST FLOOR

Small Landing:

Access to roof space.

Bedroom No 1:

12'2" x 9'10" max. (3.72m x 3m max.)

Including recessed area with mirror and vanity shelf. Wall mounted TV point; wall lights; double panelled radiator; timber cladding to rear of bed area. uPVC double glazed window overlooking front.

Bedroom No 2:

9'8" x 7'3" (2.95m x 2.23m)

Wall light points with high level shelving above; uPVC double glazed window to rear with views; double panelled radiator.

Shower Room:

Modern walk-in shower with glazed screen and attractive white tiling, pedestal wash hand basin with tiled splashback, low level WC; chrome ladder style heated towel rail; black and white floor tiling; uPVC double glazed window with tiled sill; inset spotlighting.

Outside:

Rear courtyard.

Services:

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

Tax Band:

Conwy Country 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


Directions:

From the agents office turn left into Uppergate Street continue to the top and No 25 can be viewed on the left hand side.

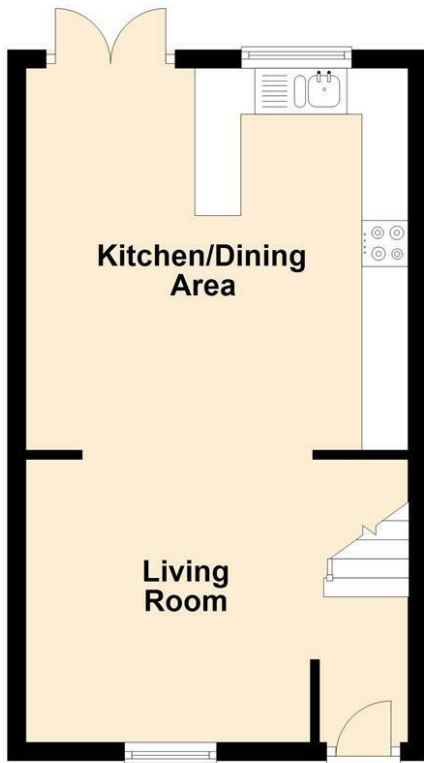
Proof of Identity:

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.

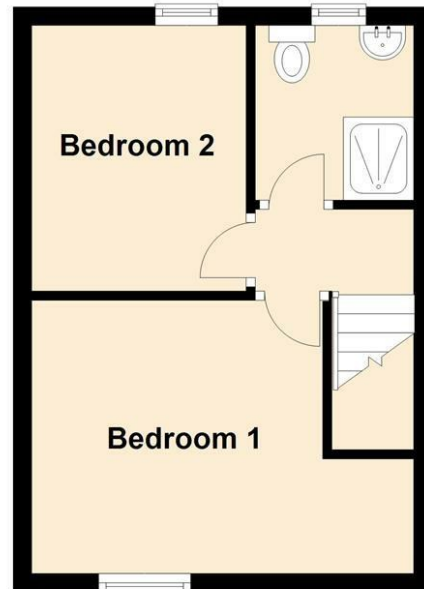


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
		86
	68	
England & Wales		
EU Directive 2002/91/EC		

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.

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