



23 Uppergate Street

Conwy LL32 8RF

£199,500

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

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

Affording; entrance; open plan living and kitchen area; dining room; rear porch; bedroom 1; bedroom 2; bathroom.

INSPECTION 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)

Front entrance:

Open Plan Living Area:
19'4" x 11'2" max. (5.90 x 3.41 max.)

Living Room:

Timber and glazed sash window overlooking front elevation; wall mounted double panelled radiator; recessed alcoves with shelving; built-in meter cupboard; wall mounted TV point; stairs leading off to first floor level.

Kitchen Area:

Fitted range of base and wall units with complementary worktops; single drainer stainless steel sink with mixer tap; four ring gas hob with filter above; integrated electric oven below; plumbing for automatic washer; space for fridge; timber flooring; doorway leading through to



Dining Room:

8'10" x 6'1" (2.70 x 1.87)

uPVC double glazed window overlooking rear of property with views over to the town & Conwy Castle; wall mounted radiator; wooden flooring; doorway leading through to

Rear Porch:

7'0" x 7'8" (2.14 x 2.36)

Timber door leading onto rear patio; herringbone timber effect flooring;

FIRST FLOOR

Landing:

Access to roof space

Bedroom 1:

9'10" x 12'9" reducing to 10'0" (3.00 x 3.89 reducing to 3.07)

Sash timber and glazed window overlooking front elevation; wall mounted TV point; radiator; timber flooring

Bedroom 2:

9'6" x 7'10" (2.92 x 2.41)

UPVC double glazed window with open aspect overlooking Conwy town; timber flooring; fitted bunk bed; radiator

Bathroom:

6'0" x 5'6" (1.85 x 1.70)

Fitted three piece suite comprising; panelled bath with shower above and glazed shower screen; low level WC; pedestal wash basin; wall tiling; frosted uPVC double glazed window.

Outside:

Rear courtyard; sun patio leading down to access alleyway.

Services:

Mains water, electricity 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 23 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		84
(69-80) C		
(55-68) D	63	
(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



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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