



## 13 Uppergate Street

Conwy LL32 8RF

£215,000

Offers Over £215,000

A beautifully appointed and immaculately presented, 2 bedroom inner terrace cottage which has been extended to rear.

A superb, spacious 2 bedroom cottage situated within the historic town walls with convenient walking distance to all local amenities and recreational areas such as the Marina and Conwy Harbour.

Affording; living room; breakfast kitchen; 2 bedrooms at first floor level and 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

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):

Composite Double Glazed Front Door:  
Leading to:

Small Entrance Vestibule:  
Access leading through to:

Living Room:  
13'10" x 12'10" (4.24m x 3.92m)  
Balustrade staircase leading off; understairs storage cupboard with cloak hanging hooks and shelving; contemporary vertical column radiator; feature recessed stone fireplace housing multi-fuel stove with glazed fronted door and slate hearth; built-in electric meter cupboard, double panelled radiator; uPVC double glazed sash window overlooking front of property. Door leading through to:



#### Breakfast Kitchen:

6'2" x 13'8" (1.9m x 4.19m)

Fitted range of modern base and wall units with quartz worktop; inset 'Belfast' style porcelain sink; built-in cupboards and drawer unit; dual fuel oven with concealed filter extractor above and glazed splashback; shelving; double panelled radiator; uPVC double glazed window overlooking rear; built-in 'Worcester' combi boiler for central heating and hot water system. Access leading through to:

#### Rear Entrance Lobby:

uPVC double glazed rear door and window.

#### Utility Room:

5'6" x 6'6" (1.68m x 2m)

Low level WC, pedestal wash hand basin; worktop with space and plumbing for automatic washing machine below; space for freezer; double panelled radiator; uPVC double glazed window; extractor fan; radiator.

### FIRST FLOOR

#### Small Landing:

Access to roof space.

#### Bedroom No 1:

9'7" x 9'10" ext to 13'8" max into wardrobe recess (2.94m x 3m ext to 4.17m max into wardrobe recess.)

Double panelled radiator; double glazed sash window overlooking front of property.

#### Bedroom No 2:

7'9" x 9'9" (2.37m x 2.98m)

Double panelled radiator; uPVC double glazed window overlooking rear of property, views.

#### Shower Room:

6'5" x 5'8" (1.97m x 1.73m)

Corner shower enclosure with mains shower, low level WC and wash basin; ladder style chrome heated towel rail; velux double glazed window; wall mounted medicine cabinet.

#### Outside:

Small courtyard garden with two outside brick built store sheds with box profile sheet roofing; rear access.

#### 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](mailto:conwy@iwanmwilliams.co.uk)

#### Council Tax Band:

Conwy County Borough Council tax band 'D'.


#### Directions:

From our office turn left onto Uppergate Street, No 13 will be found half way up 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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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