



68 Mount Park

Conwy LL32 8RN

£198,000

A well appointed, spacious 3-bedroom end terraced house with large tiered gardens, car garage and spectacular countryside views down the Conwy Valley.

Beautifully maintained home offering well presented accommodation with the benefit of central heating and double glazing. Superb self-built insulated garden studio at upper level enjoying extensive views.

Affording entrance hall, lounge with picture window overlooking front with views, dining kitchen along rear, landing, 3 bedrooms and shower room. Tiered gardens to front and rear, side access leading to rear garden, lower level single car garage.

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)

uPVC Double Glazed Front Door leading to:

Small Entrance Hall:

Double panelled radiator with staircase leading off to first floor level. Oak doors leading off.

Lounge:

12'11" x 14'10" (3.94m x 4.54m)

Feature recessed fireplace with enclosed coal effect gas fire with timber mantle shelf over; double radiator; uPVC double glazed picture window overlooking front enjoying extensive views; TV point; coving; wall lights.

Rear Dining Kitchen:

Dining Room:

9'3" x 8'9" (2.84m x 2.69m)

uPVC double glazed window overlooking rear; double panelled radiator.



Kitchen:

9'3" x 6'11" (2.83m x 2.12m)

Fitted range of base and wall units with single drainer sink; stainless steel oven; four ring gas hob, stainless steel filter extractor above; plumbing for automatic washing machine; breakfast bar; shelving; inset spotlighting; wall mounted Worcester combi boiler for central heating and hot water; uPVC double glazed door and window to rear.

FIRST FLOOR - Landing:

Access to roof space.

Bedroom No 1:

13'1" x 9'0" (4m x 2.76m)

uPVC double glazed window overlooking front enjoying panoramic views; double panelled radiator.

Bedroom No 2:

9'10" x 11'1" (3m x 3.39m)

uPVC double glazed window overlooking rear garden; built-in wardrobes; radiator.

Bedroom No 3:

9'10" x 7'0" (3m x 2.15m)

Radiator; uPVC double glazed window overlooking front enjoying extensive views; telephone point.

Shower Room:

Three piece suite comprising corner shower enclosure, pedestal wash hand basin and low level WC; ladder style heated towel rail; uPVC double glazed window; inset spotlighting.

Outside:

The property commands an elevated position in a quiet setting at the end of the cul-de-sac; single car garage at lower level with up and over door. Steps leading up to tiered front garden, hard landscaped with decorative slate and outside seating area to enjoy views. Side pedestrian access leading to enclosed tiered rear garden with outside seating areas and upper level garden housing a self-build garden studio room (4.65m x 2.23) with uPVC double glazed windows and doors enjoying extensive views, power and light connected. The studio is fully insulated and has attractive grey cladding.

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:

From Conwy office proceed up Upper Gate Street through the arch turn left into St Agnes Road follow the road round towards Gyffin, take a right towards Gorlan and first right into Mount Park.

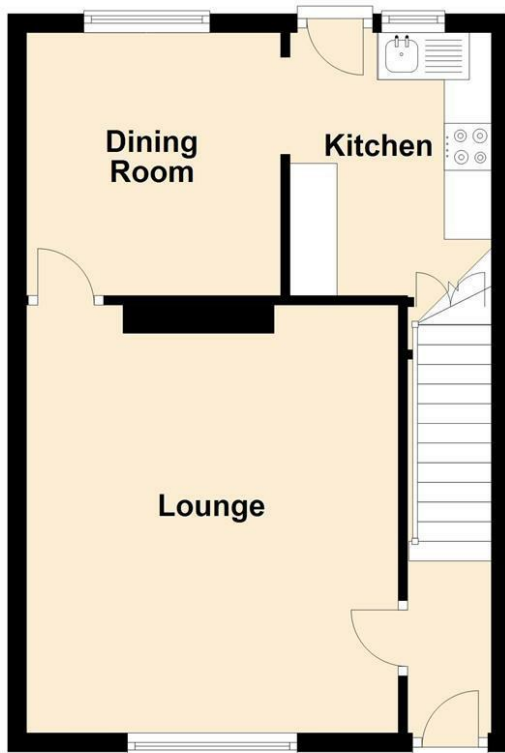
Proof of Identity:

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.

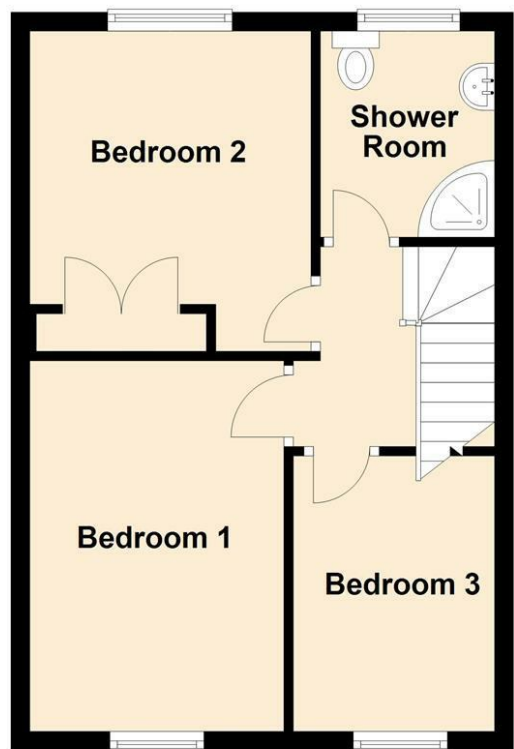


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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