



## Flat 1, 19 Cadnant Park

Conwy LL32 8PR

£210,000

An exceptional, beautifully presented 2 bedroom self contained apartment in popular residential area on outskirts of the town centre.

Ideally located within walking distance of Conwy Town Centre and Conwy Marina.

Upgraded and modernised apartment located a short distance outside the town walls with accommodation arranged mainly two floors but with additional converted attic room,

The property comes with it's own parking space and has been a successful holiday let in recent years.

Affording Ground Floor Entrance with shared staircase to First Floor Landing. Private reception hall and open plan kitchen living and dining area at First Floor with stairs to Second Floor bedrooms and bathroom and additional staircase to attic room.

Central heating, Single and double glazing. A beautiful property - Inspection Highly Recommended.



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



## Location

The Accommodation Affords  
(Approximate Measurements Only)

Communal Ground Floor Entrance with shared hallway and staircase to First Floor Level.

Flat 1

Entrance Hallway opening up to open plan kitchen dining and living area.

Kitchen Diner / Living Room

20'4" x 17'5" max including bay (6.2m x 5.31m max including bay)

Living Room - feature recessed fireplace and recess housing multi fuel stove, picture rail and coving, double panelled radiator.

Dining Area - large bay window overlooking front elevation.

Kitchen - fitted range of modern base and wall units with complementary worktops, inset stainless steel sink with mixer taps, plumbing for washing machine, built in central heating boiler, gas and electricity cooker point, extractor hood, wall tiles, space for fridge.

Staircase to Second Floor Level

Spacious landing with built in storage cupboards and turn staircase to attic room, skylight window, dado rail.



### Bedroom 1 :

12'11" x 13'5" (3.96m x 4.11m )

Featuring fireplace , radiator, picture rail.

### Bedroom 2:

12'7" 14'2" (3.84m 4.34m)

Feature fireplace , picture rail, built in wardrobes, radiator.

### Bathroom:

6'10" x 10'9" (2.1m x 3.28m )

Three piece suite comprising of panelled bath with shower and shower screen, pedestal wash basin , low level W.C, built in linen cupboard.

### Attic Room:

19'3" x 7'6" (5.88m x 2.3m)

Two skylight Velux style windows.

### Outside

Parking area provided for 1 vehicle.

### Services

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

### Council Tax Band

Conwy County Borough Council - Band B

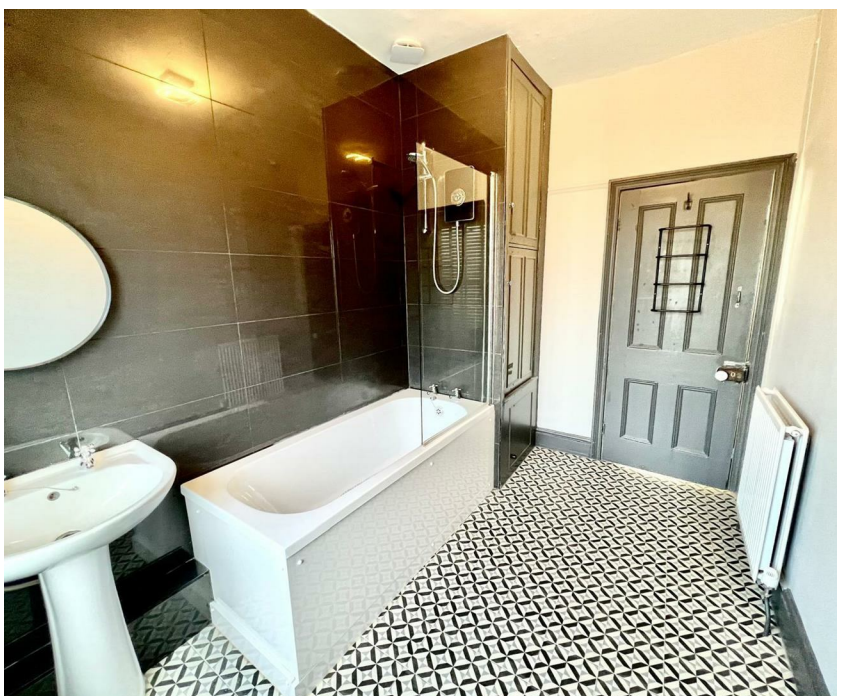
### Viewing

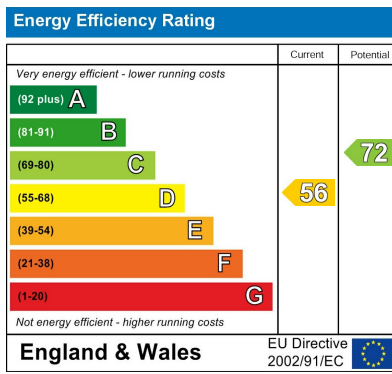
### Proof Of Funds

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.

### Directions

From the Agents office proceed towards Bangor through the arch taking 2nd left over railway bridge into Cadnant Park. Turn right into road and property will be viewed a short distance on the left hand side.





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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