



Flat 3, 7 Castle Street

Conwy LL32 8AY

£220,000

A superb 2 bedroom studio apartment situated within the town walls enjoying stunning views over Conwy Quay and Estuary to Deganwy and beyond.

OFFERS OVER £220,000

Immaculately presented, renovated and refurbished 2nd floor apartment in convenient central location commanding one of the best views within the Conwy town walls.

Relax and enjoy a sundown or watching the boats passing under Conwy Bridge and out to sea.

Affording: Communal Entrance and stairs to private stairs, Open Plan Living Dining and Kitchen area with outstanding views, 2 Bedrooms and Shower Room.

Two large double glazed windows on either side of the rear elevation open towards to allow open views over the quay, Estuary and the countryside beyond.

Ideal investment for long term let or holiday let.

Viewing Highly Recommended.



Tel: 01492 555500

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





Location

Located within walls 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 measurement only)

Communal Entrance Hall:
Staircase leading up to Flat 3.

Flat 3:
Electric meters; timber and glazed door;
staircase leading up to:

Open Plan Kitchen Diner & Living Area:
22'7" x 22'2" (6.9m x 6.76m)

Kitchen Diner:
Range of base and wall units with complementary marble worktops; integrated fridge freezer; integrated dishwasher; integrated washing machine; five plate ceramic hob; 1 1/2 bowl stainless steel sink with hose mixer tap; timber effect flooring; radiator; uPVC double glazed French window with extensive views of Conwy harbour and estuary. Breakfast bar with cabinets below.



Living Area:

Decorative wall cladding; shelving; radiator; TV point; access to roof space; uPVC double glazed French windows with Juliette balcony with extensive views overlooking Conwy harbour.

Bedroom No 1:

13'10" x 11'1" (4.24m x 3.39m)

Radiator; uPVC double glazed velux skylight; eaves space; feature exposed beam.

Bedroom No 2:

13'10" x 9'6" (4.24m x 2.92m)

Radiator; wall mounted mirror; cloak hooks; feature exposed beam; uPVC double glazed velux skylight.

Bathroom:

5'4" x 4'9" (1.63m x 1.46m)

Three piece suite comprising walk-in shower enclosure, concealed cistern low level WC and vanity wash basin with mixer tap; shelving; mirror and shaving cabinet; heated ladder style towel rail; cloak hooks; timber effect flooring.

Services:

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

Tenure:

Leasehold - The lease prohibits pets of any kind

Council Tax:

Conwy County Borough Council tax band A.


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

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		75
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Floorplan To Follow

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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