



## Hillcrest Sychnant Pass Road

Conwy LL32 8NS

£279,500

A spacious beautifully presented 3 bedroom inner terrace home located in a convenient setting 100 meters outside the town walls enjoying lovely views, close to all local amenities, shops, restaurants and schools.

Viewing Highly Recommended.

This spacious light and airy Victorian home has the benefit of a large rear enclosed courtyard garden, outside block built store shed, 2 bathrooms and large attic room. Gas fired central heating and uPVC double glazing.

Affording: reception hall, 2 reception rooms, large dining kitchen, 3 bedrooms, bathroom and shower room, large attic room.



Tel: 01492 555500

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



## Location

Located within walking distance of the historic castle town of Conwy. The town has a good variety of mostly independent retail outlets, hotels, library and several places of interest. There is a local primary and secondary school, social and recreational facilities including an 18-hole golf course and yachting marina nearby.

The Accommodation Affords:  
( Approximate measurements only)

Open Vestibule:

With uPVC double glazed door, Minton floor, timber and glazed surround leading to:

Reception Hall:

Balustrade and spindle staircase leading off to first floor level, radiator, coving, picture rail, understairs cupboard, karndeian flooring.

Living Room:

11'5" x 11'8" (3.48 x 3.58)

UPVC double glazed window overlooking front enjoying views, timber fireplace surround with tiled inset, gas supply for living flame fire (currently disconnected) , TV point, radiator, coved ceiling, picture rail, wall lights; bespoke fitted cupboards with shelves.

Dining Room:

11'3" x 11'2" (3.43 x 3.42)

uPVC double glazed window overlooking rear, picture rail and coving, radiator; bespoke fitted storage cupboard with shelving, Karndeian floor.



**Large Dining Kitchen:**

15'4" x 9'10" (4.68 x 3)

Fitted range of base and wall units with complementary worktops, plumbing for automatic washing machine and a vent for dryer, uPVC double glazed windows overlooking side and rear, single drainer sink and mixer tap, gas cooker point, canopy stainless steel extractor above, wine rack, plumbing for dishwasher, tall cupboard/ larder unit, Karndean flooring, wall mounted Baxi combi boiler for central heating and hot water, tall column radiator, UPVC double glazed door leading to rear of property.

**First Floor - Spacious Landing -**

Radiator, picture rail.

**Rear Shower Room:**

Large shower enclosure with glazed screen, low level WC, pedestal wash hand basin, wall tiling, heated ladder towel rail, uPVC double glazed window to rear.

**Bedroom 1:**

11'8" x 11'1" (3.58 x 3.4)

uPVC double glazed bay window overlooking front enjoying extensive views of Conwy's town walls and Estuary, radiator, coved ceiling.

**Bedroom 2:**

11'3" x 11'0" (3.44 x 3.36)

UPVC double glazed window overlooking rear, picture rail, radiator.

**Bedroom 3:**

9'10" x 9'10" (3m x 3m)

UPVC double glazed window overlooking rear, radiator, picture rail.

**Bathroom:**

Three piece suite comprising panelled bath, pedestal wash hand basin, low level WC, fully tiled walls, heated ladder towel rail.

**From Landing:**

**Large Attic Room:**

15'8" x 10'7" (4.8 x 3.24)

Currently used primarily for storage but has plenty of other potential uses, boarded storage space is available in the eaves, 'Velux' double glazed window, radiator, power points.

**Outside:**

The property occupies a slightly elevated position from the road, has an attractive front garden with paved area enjoying views, enclosed rear courtyard garden enjoying privacy with porcelain paving and raised flower beds, outside tap and lighting. Access to the courtyard is also from the rear access lane.

**Block Built Store Shed:**

8'7" x 7'11" (2.62 x 2.42)

Power and light connected, window and door.

**Services:**

Mains gas, electricity, water 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)


**Directions:**

Proceed from the agents office up Uppergate Street, through the arch and continue towards Sychnant Pass Road and the property is the second house on the right after Old Road.

**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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

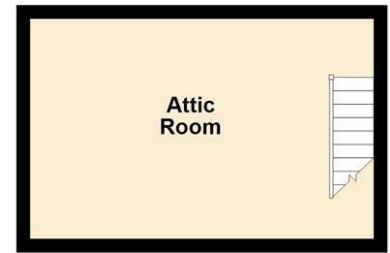
**Ground Floor**



**First Floor**



**Second Floor**



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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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