



Shore Cottage Marine Walk
Conwy LL32 8BG



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Shore Cottage Marine Walk

Conwy LL32 8BG

£645,000

An outstanding waterside property located in an enviable setting overlooking the Conwy Estuary with views extending across Deganwy Marina, the Vardre and the beautiful Conwy Valley.

'A once in a lifetime' opportunity to acquire a magnificent home in a prominent quayside setting close to all local restaurants, artisan shops, popular walks and park.

The property has a slightly elevated setting with private grounds and covered parking. The house itself would benefit from some upgrading and modernisation but seldom do these properties become available to the open market.

Affording lower ground floor covered parking, door to reception lounge, bedroom, shower room, rear utility room, first floor open plan breakfast kitchen, landing, magnificent living room with superb views, sun lounge opening onto side garden, bedroom 1, bathroom.

Viewing Highly Recommended.



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)

Covered Courtyard & Parking At Ground Floor Level:

Outside block built lower ground store/garden room; door leading to.

Lounge: 14'5" x 11'6" (4.4m x 3.53m)

Staircase leading up to upper floor level; feature recess fireplace surround with raised hearth; built in alcove cupboard and shelving; window overlooking rear and side elevation; beamed ceilings; radiator; built in cupboard housing central heating boiler.

Bedroom No 2: 8'8" x 14'0" (2.65m x 4.29m)

Storage cupboards; two sash windows overlooking front of property; radiator; built in shelving.

Rear Porch /Utility Room: 5'7" x 6'0" (1.71m x 1.85m)

Door leading to outside rear.

Shower Room: 5'6" x 6'1" (1.68m x 1.86m)

Three piece suite comprising shower cubicle; wash basin; low level w.c.

FIRST FLOOR:

Small landing.



Breakfast Kitchen & Utility/Freezer Room: 15'11" x 13'8" (4.87m x 4.18m)

Range of base and wall cupboards with bespoke slate worktops; peninsula unit with inset double bowl sink and drainer; breakfast bar; radiator; recess for cooker, gas and electric cooker point; wall display cabinet; tiled surround; velux double glazed window; vaulted ceiling; walk in laundry/freezer room with space for freezer and washing machine.

Square Archway Leading To Main Lounge:

Lounge: 16'4" x 16'4" (5m x 5m)

Timber floor boards; built in shelving; sash window overlooking front enjoying superb views over the estuary; radiators; velux double glazed windows; window overlooking rear; glazed and timber door leading to.

Sun Lounge: 16'4" x 9'10" (5m x 3m)

Floor to ceiling glazing on three sides; door leading to side gravel garden; superb views overlooking the estuary and towards Deganwy and the Conwy Valley.

Bedroom No 1: 15'10" x 10'5" (4.85m x 3.2m)

Two sash windows overlooking front enjoying views; timber flooring; radiator; built in wardrobes along one wall.

Bathroom: 11'3" x 5'11" (3.45m x 1.82m)

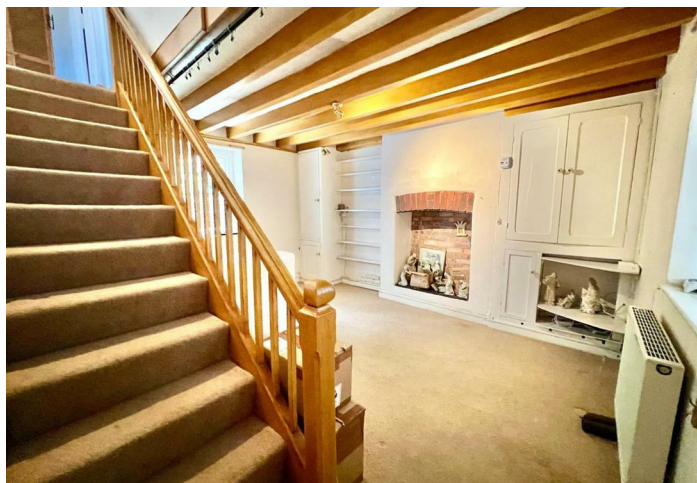
Three piece suite comprising panelled bath; pedestal wash hand basin, low level w.c; radiator; built in linen cupboard and shelving.

Outside:

The property commands a slightly elevated setting along side the marine walk which leads from Conwy Quay along the estuary side to Conwy Marina, private gardens with variety of established shrubs and plants, terraced seating areas; lower level courtyard providing covered parking, further driveway providing additional parking, built in garden storeroom.

Services:

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



Council Tax Band:

Conwy County Borough Council tax band 'E'.

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

Directions:

From the agents office proceed through the arch and turn right along Town Ditch Road, turn left at the bottom of the hill before the arch, proceed down Lower Gate Street and the property can be viewed 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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 option must be treated as given on the same basis as these particulars.

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.

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