



# 1 Morfa View Cottage

Conwy LL32 8PD

£210,000

A delightful traditional semi detached stone cottage in private quiet setting on the outskirts of the town walls, within walking distance of all amenities.

Located in a convenient 'hidden away' setting, with the benefit of a long cottage style front garden and enclosed courtyard to rear.

Affording lounge with an inglenook style fireplace, kitchen, utility room, 2 first floor bedroom and bathroom.

Gas fired central heating and uPVC double glazing

Viewing Highly Recommended.



Tel: 01492 555500

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





## Location

The Accommodation Affords:  
(Approximate measurements only)

### Lounge:

13'5" x 12'4" (4.1m x 3.77m )

Feature recess fireplace with quarry tiled hearth; corner T.v plinth; built in shelving; beamed ceiling; uPVC double glazed window to front; telephone point; meter cupboard; balustrade and spindle staircase leading off to first floor level; wall lights; understairs storage area; radiator.

### Kitchen:

12'9" x 6'3" (3.89m x 1.92m )

Base and wall units with complimentary worktops; 1 1/2 bowl sink with mixer tap; uPVC double glazed window overlooking rear; 4 ring gas hob; built in oven; quarry tiled floor; breakfast bar; space for fridge and freezer.

### Rear Utility & Porch:

Plumbing for automatic washing machine; wall lights. uPVC double rear door.

### First Floor Landing:



#### Bedroom 1:

10'2" x 9'4" (3.1m x 2.85m )

Built in wardrobes; recessed storage cupboards; radiator; uPVC double glazed window overlooking front.

#### Bedroom 2:

6'6" x 6'6" (2m x 2m )

Radiator; uPVC double glazed window overlooking rear.

#### Bathroom:

5'11" x 9'4" (1.82m x 2.86m )

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

#### Outside:

Property has a large grassed front garden with flagged patio area; raised grassed gardens; established shrubs and plants. Rear courtyard with flagged flooring leading to former w.c.

#### Services:

Mains water, electricity, gas and drainage connected to 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)

#### Council Tax Band:

Conwy County Borough Council tax band 'C'


#### Directions:

Proceed from the agents office through the archway out of the town walls turn left up Mount Pleasant continue passed the car park at the top of the hill turn right towards Wind Street and through narrow access to the front of the Wind Street cottages but immediately in the corner on the left hand side there is gated access with path leading to number 1 and number 2 Morfa View cottages.

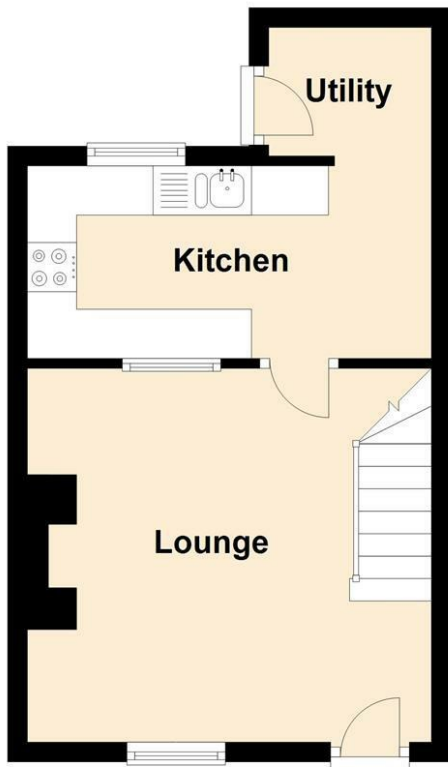
#### Proof of Identity:

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.

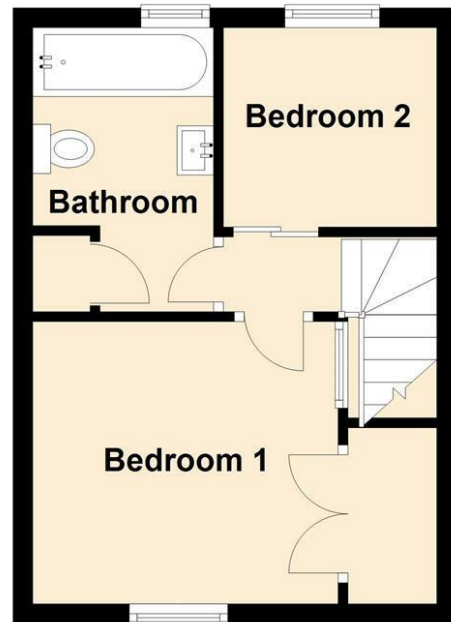


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Ground Floor



## First Floor



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.

## Iwan M Williams Estate Agents

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