



## 10 Rathbone Terrace

Deganwy LL31 9EQ

£245,000

A beautifully presented mid terraced cottage enjoying stunning estuary views towards Conwy castle, Deganwy Marina and hillsides beyond.

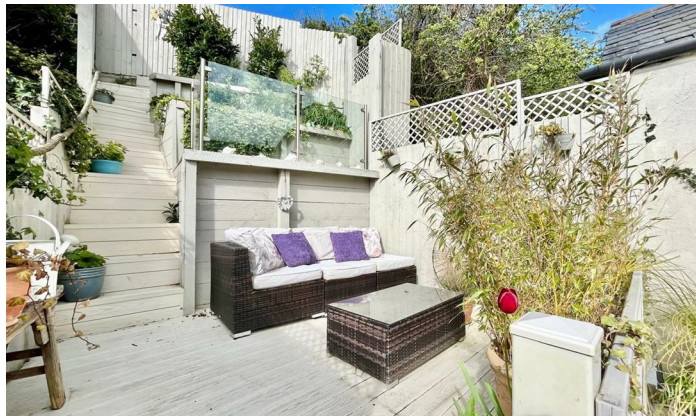
Improved and upgraded cottage which includes terraced garden, outdoor utility room and extensive views.

The property is ideally situated close to all local amenities, within walking distance of shops, train stop and waterfront.

Affording lounge, dining room, kitchen, utility room, bedroom 1, bedroom 2, bathroom.

The property commands an elevated setting and benefits from uPVC double glazing, gas central heating, modern kitchen, small front seating area and spacious terraced garden to rear.

Viewing Highly Recommended.



Tel: 01492 555500

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





## Location

The property is located in a popular setting within Deganwy village. Deganwy is situated on the Conwy estuary overlooking the world heritage site of Conwy castle, home to Deganwy Marina and the Quay hotel and spa. The village has a range of shops, restaurants, beach and promenade. Chester 45 miles, Manchester airport 75 miles.

Accommodation Affords:  
(approximate measurements only)

### Lounge:

12'11" x 8'11" (3.95m x 2.74)

uPVC double glazed window enjoying views towards the castle; radiator; T.V point; telephone point; recessed fireplace with wooden lintel above; timber effect flooring; cupboard housing electric meter; timber and glazed door leading through to.

### Dining Room

13'5" x 12'11" (4.11m x 3.95m )

Adam style fireplace with tiled surround; wooden lintel and slate hearth; uPVC French doors leading onto sun terrace; radiator.



#### Kitchen:

8'7" x 5'3" (2.63m x 1.62m )

Fitted base and wall units with complementary worktops; single drainer stainless steel sink with mixer tap; 4 ring induction hob with glazed extractor canopy above; integrated electric oven; integrated fridge and freezer; integrated microwave; slate tiled flooring; uPVC double glazed window; radiator; wine rack and recessed glass cupboard.

#### First Floor Landing:

Access to roof space; radiator.

#### Bedroom 1:

12'2" x 8'3" (3.71m x 2.53m )

uPVC double glazed window with extensive views towards Conwy; timber effect flooring; radiator with decorative cover; wall mounted clothes rail; integrated wardrobe with slatted shelving.

#### Bedroom 2:

10'7" x 7'4" (3.23m x 2.24m )

uPVC double glazed French door leading to rear terraced garden; timber effect flooring; radiator.

#### Bathroom:

Three piece suite comprising panelled bath with electric shower above; low level W.C; pedestal wash basin; shelving; wall and floor tiling; radiator; towel rail; mirror fronted medicine cabinet.

#### Outside:

The property benefits from a superb terraced garden to rear enjoying sunny aspect with a range of shrubs and plants. Small enclosed forecourt area with views.

#### Outside Store/Utility Room:

Space and plumbing for washer and dryer, power and light connected.

#### Council Tax Band:

Conwy County Borough Council tax band 'D'


#### 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)

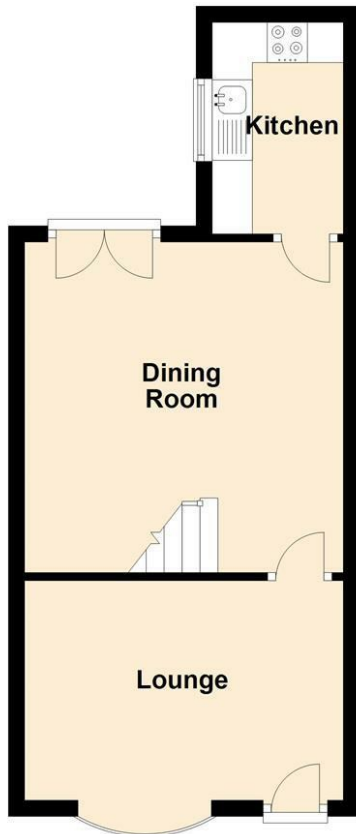
#### Proof of Identity:

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>		
(55-68) <b>D</b>	<b>58</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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