



8 Watkin Street

Conwy LL32 8RL

£225,000

A delightful, beautifully presented inner terrace cottage located inside Conwy town walls in a highly popular setting.

Conveniently situated on outskirts of the town centre within short walking distance of all shops, restaurants and other amenities.

Immaculate cottage with benefit of central heating, double glazing, modern kitchen and shower room. Superb rooftop garden area at rear overlooking inner communal garden area with views extending towards Conwy Castle, estuary and Deganwy.

Affording open plan living and dining room, kitchen, shower room, landing, bedroom 1, bedroom 2.

Popular and successful holiday let property with stylish interior.

Viewing Highly Recommended.



Tel: 01492 555500

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





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)

Composite double glazed front door leading to:

Living & Dining Room:

14'0" x 17'1" (4.28 x 5.21)

Feature recessed fireplace with tiled inset, flag stone hearth, timber mantel, wall mounted TV, stone effect flooring, bespoke built-in gas meter cupboard to recess alcove, column radiator, uPVC double glazed window overlooking front, built-in electric meter cupboard, exposed stone wall to one side, open tread staircase leading off to first floor level, square archway leading through to:

Kitchen:

9'0" x 7'10" (2.76 x 2.41)

Fitted range of base and wall units with wood effect worktop, single drainer sink with mixer tap, integrated single oven, four ring ceramic hob and canopy extractor hood above, tall cupboard, integrated washing machine, wall cupboard housing 'Glow worm' central heating boiler, uPVC double glazed window overlooking rear, inset spotlighting, column radiator.



Shower Room:

9'2" x 5'1" (2.81 x 1.57)

Large shower enclosure with drying area, raindrop shower unit, brick effect wall tiling, two extractor fans, vanity wash basin, low level WC, wall mounted medicine cabinet, decorative tiled floor, inset spotlighting, chrome heated towel rail.

First Floor:

Landing:

Column radiator, uPVC double glazed door leading onto rear rooftop garden enjoying extensive views. Oak doors leading off, access to roof space.

Bedroom 1:

9'2" x 13'1" maximum into recess (2.8 x 4 maximum into recess)

uPVC double glazed window overlooking front, column radiator, built-in storage cupboard.

Bedroom 2:

8'2" x 7'1" (2.49 x 2.18)

Column radiator, uPVC double glazed window overlooking rear enjoying views.

Outside:

Roof top garden enjoying distant views over rooftops towards the castle and Conwy estuary.

Services:

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

Council Tax Band:

Conwy County Borough Council tax band 'D'.

Viewing

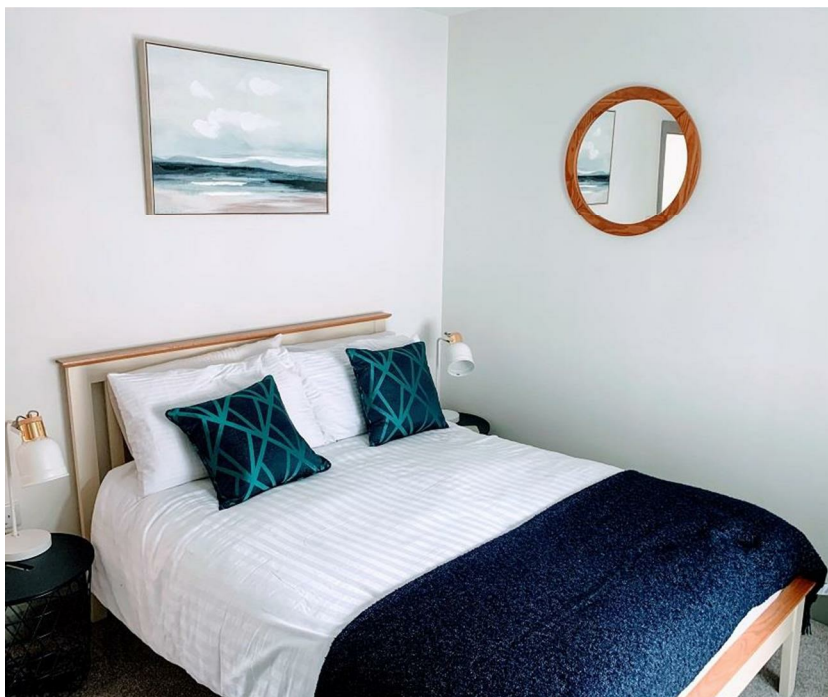
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

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
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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 or 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

5 Bangor Road
 Conwy
 LL32 8NG

Tel: 01492 555500
 Email: conwy@iwanmwilliams.co.uk
 Web: <https://www.iwanmwilliams.co.uk>

