



## Riverside Cottage

Conwy LL32 8BD

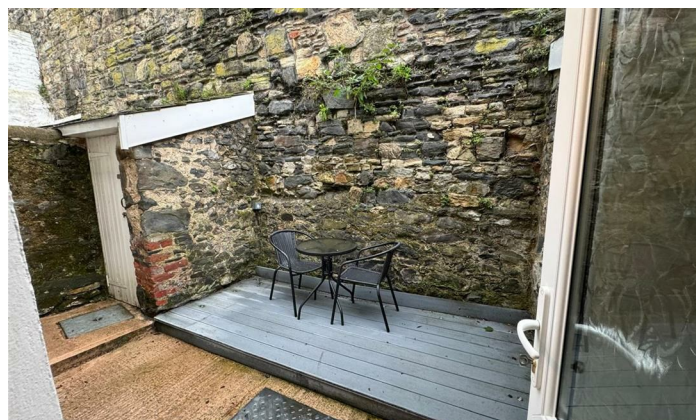
£259,950

A superb quayside cottage which backs on to the castle walls and enjoys extensive front views overlooking Conwy quay towards Deganwy overlooking the estuary.

Beautifully presented and successful letting cottage situated in a highly desirable, slightly elevated quayside setting, convenient for the town centre and within short distance of quayside and estuary walks.

Affording open plan ground floor with kitchen diner and lounge, spacious first floor bedroom and luxury bathroom. Inglenook style fireplace, central heating, exceptional views overlooking the estuary. Rear covered entrance and outside store rooms.

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):

Timber & Glazed Front Door:  
Leading to:

Open Plan Ground Floor Lounge &  
Breakfast Kitchen:

15'5" x 13'5" (4.70m x 4.10m)

Feature inglenook style fireplace with granite hearth, multi-fuel stove; wall mounted TV point; open rafter ceiling; double panelled radiator; sealed window double glazed window overlooking front enjoying views; built-in cupboard housing electric and gas meter.





### Breakfast Kitchen:

Fitted base and wall unit with Silestone worktops; stainless steel oven; four plate ceramic hob; integrated dishwasher; canopy stainless steel extractor above; integrated fridge; inset sink with mixer tap; uPVC double glazed window overlooking rear; cloakhooks; wall lights; built-in Silestone breakfast bar. Under stairs storage area; wall light; radiator; tiled floor.

### FIRST FLOOR

#### Bedroom:

13'9" x 11'6" (4.21m x 3.51m)

Sealed unit double glazed window overlooking front enjoying panoramic views over the quay towards the estuary and Deganwy. Radiator; bedside wall lights, built-in wardrobe with hanging and storage space, slatted shelving. Inset spotlighting; access to roof space; wall mounted TV.

#### Bathroom:

max 13'5" x 4'5" (max 4.09m x 1.35m)

Tiled panelled bath with central taps, concealed cistern WC, vanity sink unit with chrome mixer tap and large mirror above, large walk-in shower with glazed screen and raindrop shower; two uPVC double glazed window overlooking rear; tiled floor and walls; wall mounted contemporary towel rail; underfloor heating.

#### Outside:

Enclosed courtyard with lean-to store shed; outside lighting; raised decked patio area with inset lighting backing onto rear wall.

#### 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:

The property is located on the quayside next to the Telford bridge in a slightly elevated position next to the harbour masters offices. The property may also be approached through an archway from upper level.

#### Services:

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

#### Council Tax Band:

Business rates.

#### 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.

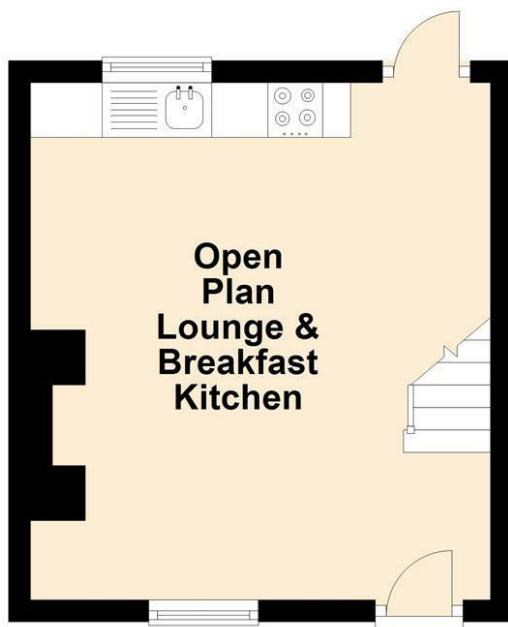




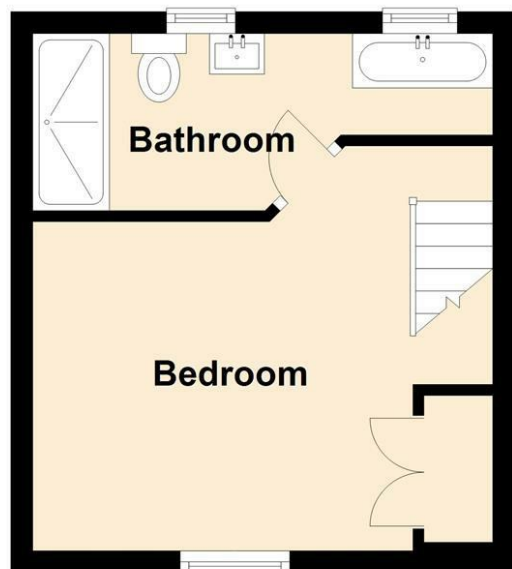


| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         | 92                         |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            | 70      |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>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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