



10 Crown Lane

Conwy LL32 8AN

£185,000

A delightful, inner terrace character stone cottage located in a convenient town centre setting close to all local amenities.

VIEWING HIGHLY RECOMMENDED.

If you are looking at a low maintenance character cottage in a convenient setting, within walking distance of local artisan shops, pubs and popular walks - No 10 Crown Lane is the perfect cottage or you!

Beautifully presented throughout with much thought to provide a welcoming feel with local Welsh tapestry furnishings. The cottage is small but ideal for weekend breaks or as a bolthole to relax. Alternatively this would make an ideal first time buy or retirement cottage with very little maintenance and convenient for all amenities.



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):

Open Plan Kitchen & Living Room:
18'11" x 12'4" (5.79m x 3.76m)

Lounge & Dining Room:

Feature stone inglenook style fireplace with inset log burning stove and raised tiled hearth; beamed ceiling; wall lights; tiled floor; sealed unit double glazed window overlooking front. Open-tread staircase leading off to first floor. Built-in electric meter cupboard. Square archway leading through to:

Kitchen:

Bespoke base and wall units with solid worktops; inset porcelain 'Belfast' style sink; electric cooker point; wall shelving; plumbing for automatic washing machine; space for fridge; timber and glazed door and window leading to:



Covered Rear Store:

13'8" x 3'3" (4.18m x 1m)

Tiled floor; double glazed windows and skylight window.

FIRST FLOOR

Small Landing:

Double glazed skylight window.

Bedroom:

12'2" x 9'0" (3.73m x 2.75m)

Vaulted ceiling; exposed timbers; built-in wardrobe with hanging and shelving space; sealed unit double glazed window overlooking front; recessed former fireplace with cast iron inset.

Bathroom:

11'8" x 4'11" (3.56m x 1.51m)

Timber panelled bath with electric shower above, low level WC and pedestal wash hand basin; wall tiling; chrome ladder style heated towel rail; sealed unit double glazed window overlooking rear of property. Built-in cylinder and linen cupboard.

Services:

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

Agent's Note:

This property is not a Listed Building.

Council Tax Band:

Conwy County Borough Council tax band 'C'.

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 Conwy town centre continue up the High Street from the Quayside, half way up turn right just before Plas Mawr, up Crown Lane and the property will be viewed on the right 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.

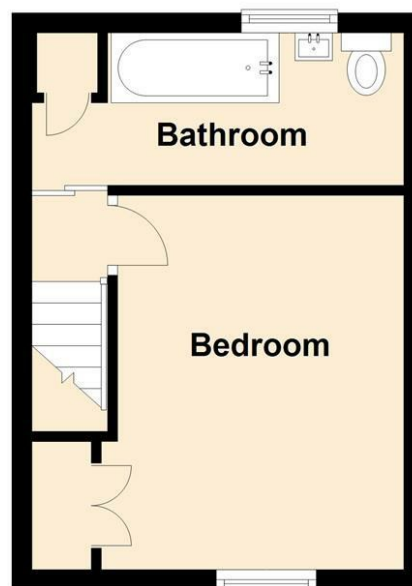


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 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.

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