



3 Cei'r Porthmon  
Tal-Y-Cafn Conwy LL28 5RX



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£249,500

An Impressive 2 bedroom self contained apartment occupying a most desirable semi rural waterfront setting in the beautiful Conwy Valley.

VIEWING HIGHLY RECOMMENDED

This superb, spacious ground floor apartment enjoys spectacular south facing views across the Conwy river to the surrounding mountains.

Purpose built apartment offering light and airy 2 double bedrooms one with en-suite and walk in wardrobe. The living accommodation overlooks the rear garden enjoying wonderful views.

There is direct access onto the sun terrace and garden from the lounge.

Central heating and double glazing is provided, single car garage and two car parking spaces.

Affording communal entrance lobby, reception hall, lounge & dining room, breakfast kitchen, bedroom 1 with en-suite shower room, bedroom 2, bathroom.





## Location

Situated in the hamlet of Tal y Cafn on the site of the former Ferry Inn overlooking the river Conwy. Nearby is the well renowned Bodnant Gardens, Betws y Coed and the mountains of Snowdonia are 10 miles South and the Castle town of Conwy is approx 5 miles to the North as is the A55 Expressway leading to Chester, Manchester and Liverpool.

### Communal Entrance

Timber and glazed door leading to:

### Reception Hall

double panel radiator, built in cloaks cupboard and electric meter, tiled floor, built in linen/storage cupboard with shelving.

### Lounge / Dining Room 20'9" x 12'5" (6.33m x 3.81m)

Extending along the rear elevation with two double panel radiators, uPVC double glazed windows overlooking rear enjoying extensive views over the river and down the Conwy Valley. French doors leading onto rear patio, TV point.

### Breakfast Kitchen

Fitted range of base and wall units with complimentary worktops, integrated dishwasher and plumbing for automatic washing machine, 1.5 bowl sink with mixer tap, uPVC double glazed window overlooking side elevation, integrated oven and grill, four ring hob, concealed extractor in canopy surround. Integrated fridge/freezer and pull out larder unit, concealed lighting. Breakfast area with sliding glazed window overlooking the Lounge and enjoying views, double panel radiator.

### Bathroom 5'7" x 6'6" (1.72m x 2.0m)

Three piece suite comprising panelled bath with mixer tap shower adaptor, pedestal wash hand basin, low level w.c. double panel radiator, wall and floor tiling, extractor fan, shaver and light point.





Bedroom 1 (en-suite) 16'2" x 9'7" (4.94m x 2.94m)  
Walk in wardrobe, double panel radiator, uPVC double glazed window overlooking front, telephone point, en-suite shower room with corner enclosure, low level w.c. pedestal wash hand basin, medicine cabinet, Xplair fan, double panel radiator, wall and floor tiling.

Bedroom 2 11'6" x 8'8" (3.52m x 2.66m)  
uPVC double glazed window overlooking side, double panel radiator.

### Outside

The property has a single car garage, which is located a short distance from the apartment and is part of a block of 5 garages. The apartment has it's own parking space and also communal visitor parking. Rear garden and patio overlooking the Conwy River and bridge, enjoying extensive South facing views and a sunny aspect.

### Services

Mains water and electricity are connected to the property, joint septic tank, LPG central heating.

### Tenure

The property is leasehold, remainder of 999 year lease from 1998.

### Agent Notes

We understand that pets are allowed, no holiday letting is permitted, occupational contracts are allowed. The roads and other communal areas are on a shared repair liability basis. The cost of electricity for lamp post and septic tank are shared as is the cost of building insurance and fire alarm system service and upkeep.

### Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy - tel 01492 55 55 00.  
[conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)





## Proof of Funds

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.

## Council Tax Band:


Conwy County Borough Council tax band 'E'

## Directions

From the A55 Expressway follow the A470 South towards Betws y Coed passing through the village of Glan Conwy. Follow the main road up Bodnant Hill before dropping down past the Welsh Food Centre to Tal y Cafn. Turn right after the Tal y Cafn Inn and Restaurant over the railway crossing and bridge. Immediately left of the bridge is the entrance into Ceir Porthmon. No 3 is located on the waterfront side.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	74
(55-68) <b>D</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	

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 option must be treated as given on the same basis as these particulars.



# Floorplan To Follow

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