



9 Erskine Terrace

Conwy LL32 8BS

£225,000

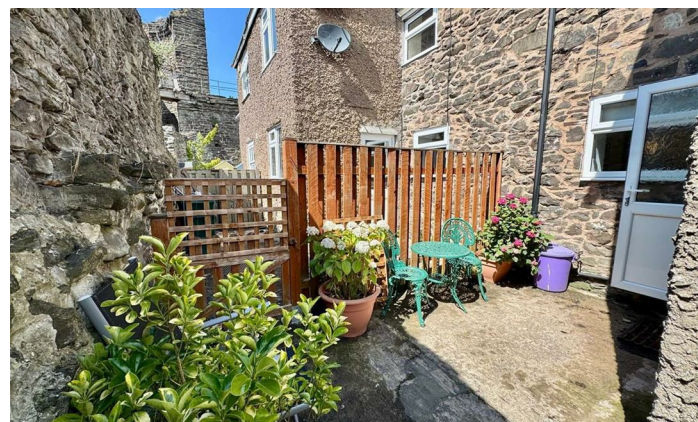
A beautifully presented Grade 2 Listed, two-bedroom mid-terrace cottage situated within the historic town walls of Conwy, offering charm, convenience, and a delightful private courtyard garden.

Tenure: Freehold - EPC: C - Council Tax: C

This appealing stone-built property enjoys a prime location just a short walk from the town centre's array of shops, cafe and attractions, including the famous medieval castle and quay. Tastefully modernised while retaining its character, the cottage offers a warm and welcoming interior ideal as a main residence or investment.

Spacious open-plan lounge and dining area with feature fireplace, modern kitchen is fitted with a range of contemporary units. Upstairs, the first floor offers two well-appointed bedrooms and bathroom with a white three-piece suite and shower over the bath. Low-maintenance, enclosed courtyard garden – a private and sunny spot perfect for outdoor dining or relaxing.

Double glazing and gas central heating.



Tel: 01492 555500

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





Location

Accommodation Affords:

(Approximate measurements only)

Living Room:

14'11" x 14'11" (4.56m x 4.56m)

Brick fireplace surround and hearth with timber mantle over, recess for electric fire; timber block effect flooring; double glazed window overlooking front, uPVC double glazed window overlooking rear; recess shelving; wall lights; open-tread staircase leading off to first floor level; double panelled radiator.

Kitchen:

6'6" x 7'10" (2m x 2.4m)

Fitted base and wall units with complementary worktop; single drainer sink with mixer tap; plumbing for automatic washing machine; space for fridge; electric cooker point and concealed extractor above; wall tiling; breakfast bar; radiator; uPVC double glazed window and door leading to rear courtyard.

FIRST FLOOR - Landing:

Access to roof space.



Bathroom:

Three piece modern suite comprising panelled bath with shower above, pedestal wash hand basin and low level WC; ladder style heated towel rail; medicine cabinet; extractor fan; wall tiling; uPVC double glazed window overlooking rear; shaver point. Built-in linen and boiler cupboard housing 'Worcester' combi boiler.

Bedroom 1:

12'8" x 7'7" (3.87m x 2.32m)

Double glazed window overlooking front of property; radiator; built-in wardrobes and linen cupboard.

Bedroom 2:

9'3" m x 7'0" (2.84 m x 2.15m)

UPVC double glazed window overlooking rear; double panelled radiator.

Outside

The property has a attractive rear courtyard with seating area. Rear right of way access.

Services

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

Directions:

The property can be viewed on foot from the agents office down Chapel Street, first left terrace of properties, No 9 is on the left hand side approximately half way along.

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


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.

Conwy

Located within 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.

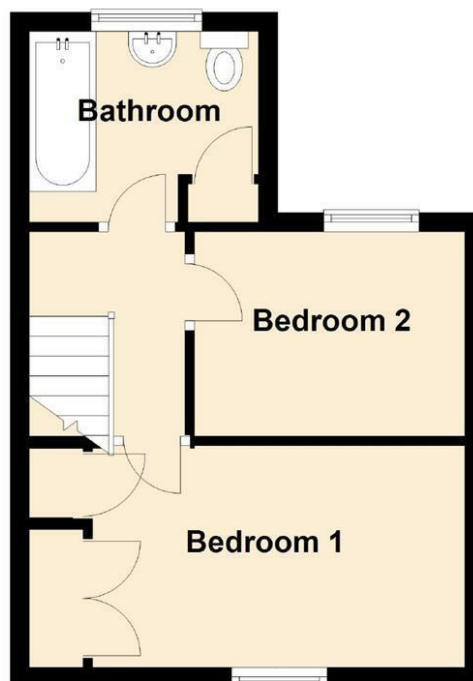


| Energy Efficiency Rating | | |
|---|-----------|--|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 69 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running 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 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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