



## 22 Uppergate Street

Conwy LL32 8RF

£239,000

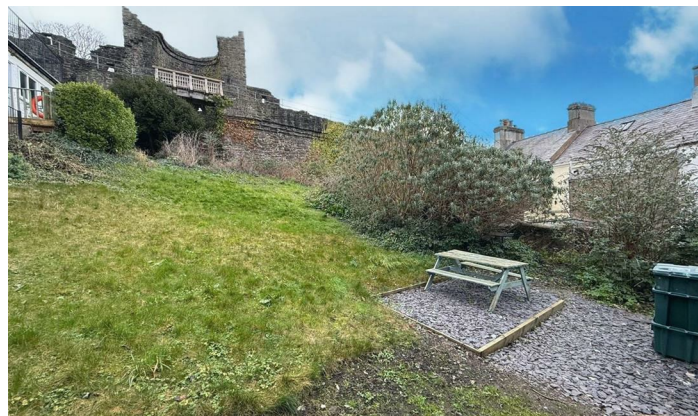
A beautifully presented and substantial three bedroom cottage located within the historic Castle Walls of Conwy. This charming period home offers spacious accommodation and has had a series of renovations taken place.

Tenure: Freehold - EPC E - Council Tax: N/A Currently used as Holiday Let

Situated on outskirts of Conwy town centre within short walking distance of Conwy Quay, shops, restaurants and other amenities. This immaculate 3 bedroom cottage benefits from gas central heating, a modern kitchen, open plan living/dining room and a 4 piece bathroom. To the rear there is courtyard seating space leading to inner communal garden area with views to the Town Walls.

The cottage is currently used as a successful holiday let but would make an ideal home for those wanting a main residence within the Medieval Town of Conwy.

Viewing Highly Recommended.



Tel: 01492 555500

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





## Location

Located within the heart of historic Conwy, the property enjoys all the charm and convenience of town-centre living within this world heritage site. The quay, castle, shops, cafés, restaurants, and coastal walks are all just moments away, while excellent transport links provide easy access to Llandudno, the A55 expressway, and the wider North Wales coast.

### Accommodation Affords:

(Approximate Measurements only)

Timber Front Door Leading Into :

### Lounge/Dining Room:

19'9" x 13'11". (6.02m x 4.26. )

Feature fire surround with inset gas fire; mock sash window to front; rear window; laminate flooring; feature beam; 2 radiators; understairs cupboard housing electric circuit board.

### Kitchen:

10'9" x 6'11" (3.29m x 2.13m )

Range of wall and base units with complimentary worktops; tile flooring; part tiled walls; plumbing for washing machine; space for fridge freezer; UPVC double glazed window to rear; 4 ring gas hob; integrated extractor over; stainless steel sink unit; part glazed rear door leading to courtyard; radiator; fire alarm.





### First Floor Landing:

Storage cupboard.

### Bedroom 1:

10'0" x 11'3" (3.05m x 3.43)

Sash window overlooking front elevation:  
radiator; built in wardrobe.

### Bedroom 2:

11'1" m x 9'10" (3.40 m x 3.02)

Window to rear elevation; radiator.

### Bathroom:

10'8" x 7'0" (3.27m x 2.14m )

Wash hand vanity unit; panel bath; separate  
shower cubicle; fully tiled walls; low level w.c;  
built in cupboard housing vaillant central heating  
boiler; extractor fan; inset spotlighting; heated  
towel rail;

### Second Floor:

### Bedroom 3:

13'7" x 9'5" (4.15m x 2.89m )

Eaves storage; radiator; sloping ceiling; velux  
window.

### Outside:

Rear yard with access to a communal grassed  
area which is used by residents of Uppergate  
Street & Newboro Terrace, views to Conwy town  
walls.

### Services:

Mains water; electricity; gas and drainage and  
connected to the property.


### 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)

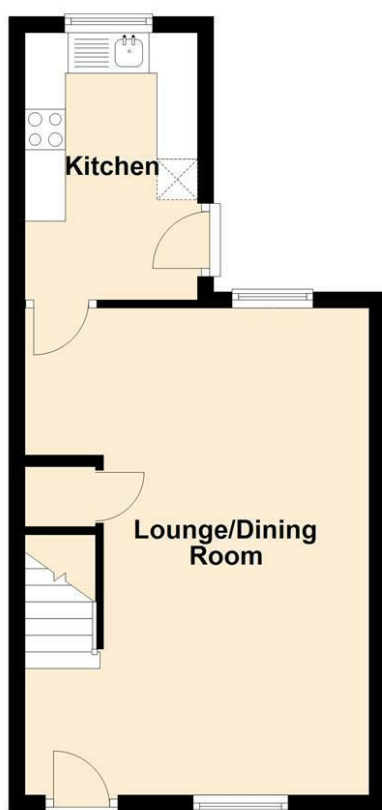
### Proof of Identity:

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.

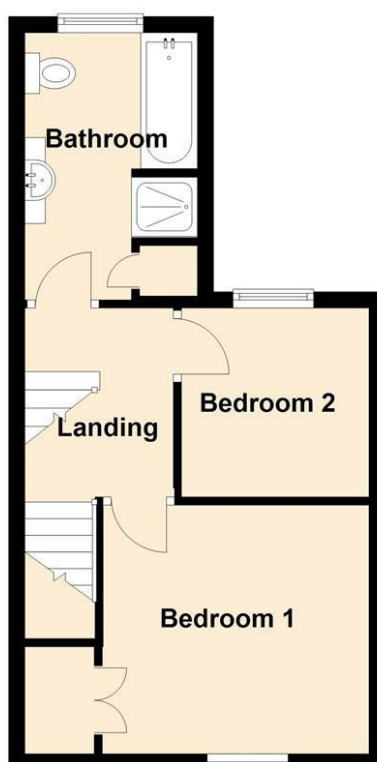


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

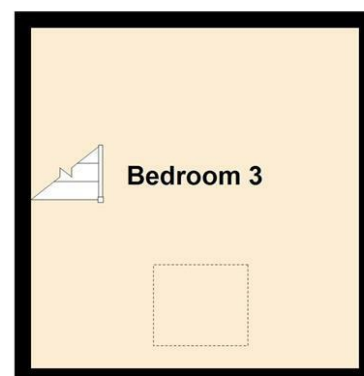
**Ground Floor**



**First Floor**



**Second Floor**



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

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