



3 Castle Quay Mews  
Conwy LL32 8DF



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£370,000

A well presented two bedroom mews style cottage forming part of a secure gated development, tucked away within the historic town walls of Conwy and enjoying a distinctive setting close to the heart of the town.

Tenure: Leasehold. EPC Rating - D. Council Tax Band - F.

Beautifully presented home offering well planned accommodation arranged over two levels, within a highly convenient location within the town centre close to the harbour, shops, restaurants and local amenities.

Approached through a private enclosed mews courtyard and benefits from an integral large garage, providing excellent parking and storage together with a useful utility area.

At entrance level, the accommodation comprises a welcoming reception hall, a double bedroom, and a contemporary bathroom. Upstairs there is a spacious open plan living/dining/kitchen area, creating a light and sociable living space opening onto a balcony, enjoying attractive views towards the castle walls and across Conwy Estuary. Also on this floor is the principal bedroom with en suite shower room.

To the rear, there is a small enclosed courtyard style garden, offering a private and easily maintained outdoor seating area. Gas fired central heating and double glazing throughout.



## Location

Set within one of North Wales' most historic and sought after coastal towns, this is a most appealing home, equally suited as a main residence, lock-up-and-leave property or coastal retreat. 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)

### Front Entrance

Timber and double glazed front door leading to reception lobby with range of built in cloaks cupboards along one wall, laminated timber effect flooring, double panel radiator, turned staircase leading off to first floor level.

### Bathroom 5'8" x 6'6" (1.74m x 2.0m)

Tiled panelled bath with mains shower above, folding shower screen, pedestal wash handbasin, low level w.c. fully tiled walls and floor, ladder style heated towel rail, wall mounted mirror, extractor fan.

### Downstairs Bedroom 2 10'10" x 13'9" (3.32m x 4.21m)

Double panel radiator, laminated timber effect flooring, double glazed French doors leading onto rear patio seating area.

### Staircase to first floor level



Open plan Living Room / Dining / Kitchen 19'6" x 18'8" (5.95m x 5.7m)

Double glazed windows and French doors leading onto rear balcony.

Lounge with feature fireplace, pebble effect gas fire, TV point, inset spotlighting, laminated timber effect flooring. Dining area with double glazed window overlooking the estuary with views towards The Vardre and Deganwy Quay.

Peninsular base units sub-dividing Kitchen. Kitchen with fitted range of base and wall units with complementary worktops, integrated dishwasher, 1.5 bowl sink with mixer tap, stainless steel oven, four ring gas hob and canopy stainless steel extractor above, wall tiling, double glazed window overlooking front of property.

Bedroom 1 9'10" x 15'1" (3.0m x 4.61m)

Radiator, double glazed window overlooking The Estuary towards Deganwy.

En-suite Shower Room 9'10" x 3'10" (3.0m x 1.19m)

Shower enclosure with glazed screen, mains shower, pedestal wash handbasin, low level w.c. fully tiled walls and floor, extractor fan, double glazed window.

Small Balcony

Overlooking rear of property enjoying extensive views towards Deganwy, The Vardre and the bridge.

Outside

Large integral car garage with up and over automatic doors. There are four shared parking spaces outside.

Services

Mains water, electricity, gas and drainage are connected to the property. High speed fibre optic broadband.



### Tenure

The property is Long Leasehold for a period of 999 years from 1st October 2002, Service charge is £200 per month to include buildings insurance, external painting, window cleaning, electric gates, maintenance. We understand that Residential Letting is permitted but Holiday rental is not allowed.

The freehold is owned by Castle Quay Mews Limited, of which each of the home owners has an equal share and appointed the Co. officers.

### Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

### 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.

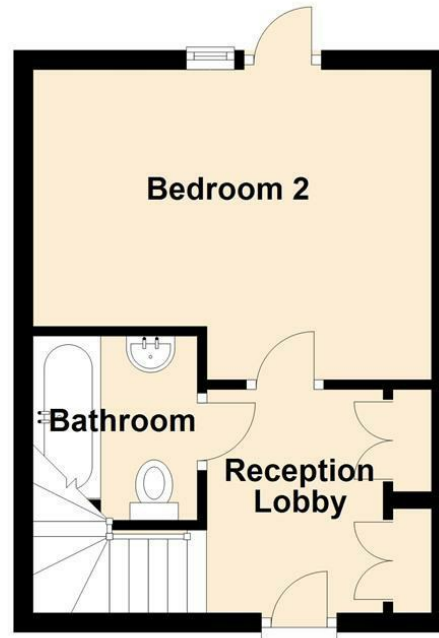
### Council Tax Band:

Conwy County Borough Council tax band F



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>		
(55-68) <b>D</b>	68	77
(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	

### Ground Floor



### First 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 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.

## Iwan M Williams Estate Agents

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