

Millgate, 21 Rose Hill Street

Conwy LL32 8LD

£249,500

A beautifully presented three-storey townhouse, enjoying a highly desirable position close to the historic Mill Gate archway, within the Conwy town walls and conveniently placed for all town centre amenities.

Tenure: Freehold -EPC: D - Council Tax: N/A currently used as holiday let.





The property has been sympathetically upgraded and modernised in recent years, successfully combining character and charm with stylish contemporary fittings, and offers luxurious two bedroom, two bathroom accommodation arranged over three floors.

To the ground floor there is an attractive open plan living room and fitted dining kitchen, together with a utility area and separate cloakroom. To the first floor there is a spacious twin bedroom with en suite shower room, whilst a further staircase leads to the second floor where there is a double bedroom with en suite bathroom.
Gas central heating and double glazing.

The property occupies a unique and appealing setting within the historic town walls, making it an ideal main residence or investment opportunity in the heart of Conwy.

Tel: 01492 555500
https://www.iwanmwilliams.co.uk

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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)

Ground Floor Open Plan Living Room/ Dining Kitchen

11'10" x 16'0" (3.62m x 4.89m)

Living Area: Radiator; built in alcove storage cupboard; quarry tiled floor; understairs storage cupboard; wall mounted t.v.; peninsula breakfast bar sub dividing dining/kitchen. Base and wall cupboard with solid oak worktops; inset sink and mixer tap; stainless oven; four plate ceramic hob and canopy stainless steel extractor above; shelving; radiator; inset spotlighting; balustrade staircase leading off to first floor level. Timber and glazed door leading through to;



Rear Utility & Cloakroom:

11'0" x 4'2" (3.36m x 1.28m)

Quarry tiled floor; radiator; plumbing for automatic washing machine; polycarbonate roof; wall light; door to cloakroom with low level w.c.; wash basin; central heating boiler.

Staircase To First Floor;

Bedroom 1:

8'7" x extending to 11'9" x 16'0" (2.63m x extending to 3.6m x 4.9m)

Further balustrade staircase leading off to second floor level; radiator; UPVC double glazed window overlooking rear; ensuite shower room; shower enclosure; pedestal wash hand basion; low level w.c.; chrome ladder heated towel rail; inset spotlighting; extractor fan.

Second Floor:

Bedroom 2:

8'8" x 11'7" (2.66m x 3.54m)

Overhead storage cupboard; access to roof space; UPVC double glazed window overlooking front; vertical radiator.

En- Suite Bathroom :

11'10" x 5'4" reducing to 4'0" (3.61m x 1.65m reducing to 1.24m)

Three piece suite comprising L shaped bath with shower above; shower screen; pedestal wash hand basin; low level w.c.; inset spotlighting; UPVC double glazed window overlooking rear; extractor fan.

Council Tax Band:

Conwy County Borough Council tax band n/a currently being used as holiday let.

Services:

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

Directions:

From out Conwy office turn right on foot and follow the road down past the visitors centre on the right hand side, where Millgate House can be found shortly after.

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.

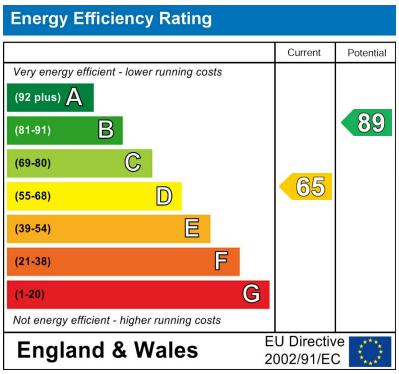
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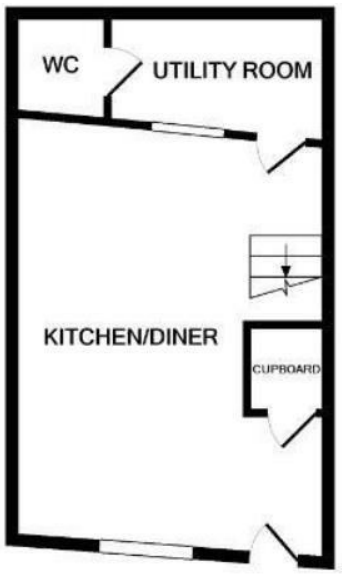
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk



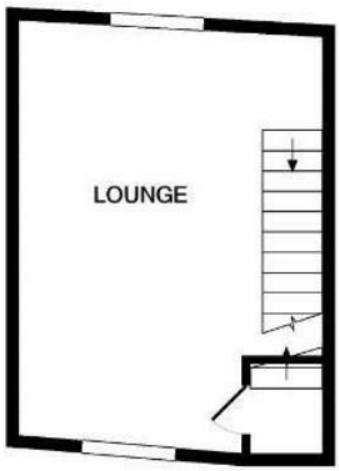




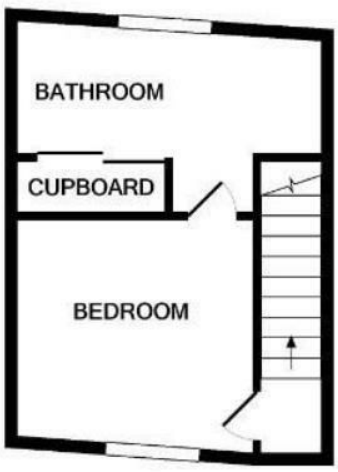




GROUND FLOOR



1ST FLOOR



2ND 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.

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