



3 Mount Pleasant

Conwy LL32 8PD

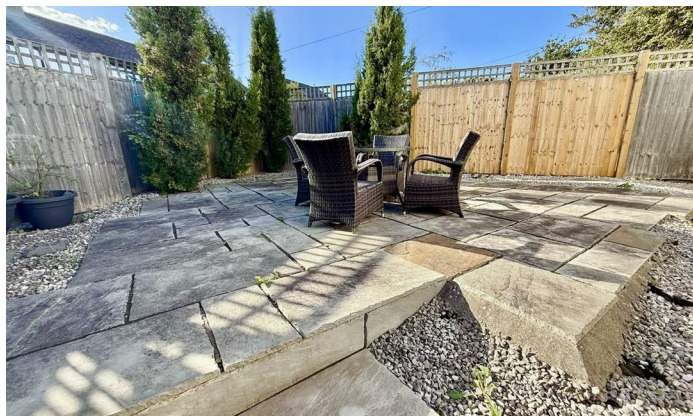
£299,950

A delightful two bedroom end terraced cottage style home located in a convenient setting on the outskirts of the town centre of Conwy with allocated parking.

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

A charming two bedroom end-terrace cottage style home ideally situated within walking distance of the historic town of Conwy.

The property offers a welcoming spacious open-plan living space with Fitted kitchen, creating a bright and sociable heart to the home. With two bedrooms, a convenient cloakroom and an enclosed rear patio garden, with allocated parking this cottage would make an ideal home, holiday retreat or investment opportunity (available as fully furnished, ready to go).



Tel: 01492 555500

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



Location

Located within walking distance of 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.

The Accommodation Affords:
(Approximate measurements only)

Lounge / Kitchen

18'7" x 17'0" (5.68 x 5.19)

Composite double glazed door leading into open plan Lounge/Kitchen, laminate flooring, three radiators, range of base and wall units, space for dishwasher, stainless steel sink unit, complementary work surfaces, built-in oven, four ring gas hob, extractor hood, integrated fridge/freezer, part tiled walls, inset spotlighting in Kitchen area, uPVC double glazed window to rear elevation. uPVC double glazed door leading into rear garden.

Cloak Room

3'7" x 5'7" (1.11 x 1.72)

Vanity unit, inset sink, low flush w.c. radiator, laminate flooring, Manrose extractor fan, Gloworm wall mounted gas central heating boiler.



First Floor

Access to attic.

Bedroom 1

9'2" x 17'0" max (2.80 x 5.2 max)

Two uPVC double glazed windows to front elevation, radiator.

Bedroom 2

9'2" x 8'8" (2.80 x 2.65)

uPVC double glazed window to rear elevation, radiator.

Bathroom

7'11" x 5'10" (2.43 x 1.78)

Panelled bath with shower fitment over, vanity unit with inset sink, low flush w.c. tiled flooring, part tiled walls, uPVC double glazed window to rear elevation, Manrose extractor fan, radiator.

Outside

Rear patio area with steps leading up to a further raised seating area. Allocated parking space.

Services

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

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 C

Directions

From our office, go through the arch and immediate left onto Mount Pleasant, continue up the hill to the top and Mount Pleasant Cottages are on the right.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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 opinion must be treated as given on the same basis as these particulars.

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