



## 17 Sea View Terrace

Conwy LL32 8BN

£245,000

Tower Cottage is a traditional 2 Bedroom cottage located within the Historic Town Walls of Conwy, which offers a variety of amenities. The cottage boasts an enviable position at the foot of the 13th Century Town Walls and incorporates seating within one of the turrets.

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

Beautifully presented 2 bed character cottage in a highly accessible setting within the town walls, within walking distance of shops and restaurants. On the ground floor is a welcoming entrance leading into a reception room with beamed ceiling. There is a modern fitted dining kitchen offering a range of contemporary units, integrated appliances and rear door leading to the rear and side courtyard and seating area. To the first floor are two comfortable bedrooms, and a family bathroom. The property benefits from gas central heating. **VIEWING HIGHLY RECOMMENDED**



Tel: 01492 555500

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



## Location

Conveniently situated in the heart of the town, the property lies just a short walk from Conwy Quay, the marina, castle, bridges, restaurants, and local shops – all the amenities that make this walled town such a desirable place to live. The A55 expressway is highly accessible providing access to the wider North Wales coast areas.

The Accommodation Affords:  
(Approximate measurements only)

### Front Entrance

Oak front door leading into Lounge. Slate entrance with step down to lounge.

### Lounge

14'1" x 14'0" (4.30m x 4.29m)

Staircase to first floor, radiator, beamed ceiling, feature fire hearth with timber lintel, sash window, electric meter cupboard. Large storage cupboard under stairs



## Dining Kitchen

13'10" x 8'5" (4.22m x 2.58m)

Range of base and wall units with work surface over, Samsung four ring induction hob with built in electric oven, extractor over, plumbing for dishwasher, Belfast sink, plumbing for washing machine, radiator, stable door to rear, part tiled walls, tiled flooring, Biasi gas central heating boiler.

## First Floor

Landing.

## Bedroom 1

10'10" x 10'11" (3.32m x 3.35m)

Sash window to front elevation, built in wardrobe, radiator, access to loft area.

## Bedroom 2

7'4" x 11'5" (2.25m x 3.49m)

Velux style window, radiator.

## Bathroom

8'1" x 6'0" (2.48m x 1.84m)

Panelled bath, low flush w.c. wash handbasin, glazed shower cubicle, part tiled walls, Velux style window, tiled flooring, wall mounted towel rail.

## Outside

Rear courtyard area with storage shed, pathway leading to side with steps leading up to a raised seating area within one of the turrets of the Town Walls.

## Services

Mains water, gas, electricity and mains drainage are 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

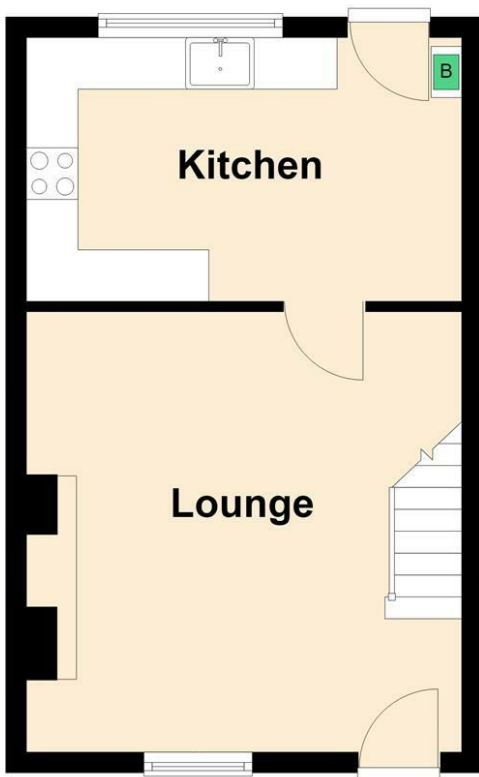
From our Agents office proceed walking down Chapel Street, and take your second turning on your left into Seaview Terrace and number 17 will be viewed at the end of the terrace of cottages on your left hand side.



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>		80
(55-68) <b>D</b>	55	
(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	

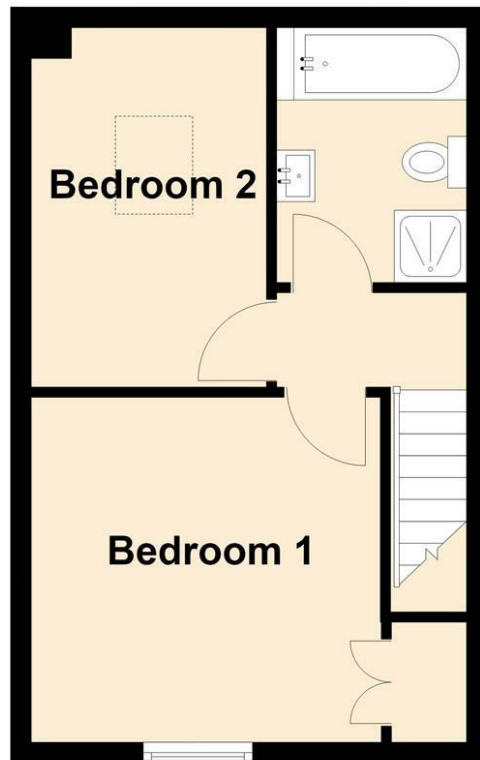
## Ground Floor

Approx. 29.2 sq. metres (314.7 sq. feet)



## First Floor

Approx. 29.2 sq. metres (314.7 sq. feet)



Total area: approx. 58.5 sq. metres (629.4 sq. feet)

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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