



Sea Chest House,
Conwy LL32 8DG



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£445,000

A beautifully presented and substantial four-bedroom townhouse located within the historic Castle Walls of Conwy. This charming period home offers spacious and characterful accommodation, tastefully modernised while retaining its original features and historic appeal.

Viewing Highly Recommended.

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

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 property provides well-planned accommodation arranged over two floors, combining period character with contemporary comfort.

On the ground floor is a welcoming entrance hall leading to two generous reception rooms, including a delightful sitting room featuring an impressive inglenook fireplace with exposed stonework and a wood-burning stove. There is a separate dining room, ideal for entertaining, together with a modern fitted kitchen offering a range of contemporary units, integrated appliances, and a Belfast-style sink. A useful utility area completes the ground floor.

To the first floor are four comfortable bedrooms, each attractively decorated and full of character, a stylish modern ensuite shower room and a modern family bathroom.

The property benefits from gas central heating and traditional sash windows, sympathetically restored to preserve its heritage feel while providing modern efficiency and comfort.



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.

Entrance

Ground floor entrance with split staircase leading to upper floor sleeping area and lower ground floor living accommodation.

Lower Hallway

Cloak hanging hooks, access to:

Lounge

(4.43m extending to 6.16m x 3.29m extending to 4.53 into inglenook)

Large inglenook fireplace with substantial oak lintel over, cast iron log burning stove, slate tiled hearth, inset lighting, TV point, two double panel radiators, built in storage cupboard.

Dining Room 11'9" x 11'2" (3.6m x 3.41m)

(extending to 4.98m into recess alcove area)

Double panel radiator, sash double glazed window with secondary glazing and window shutters overlooking front of property. Meter cupboard, built in cocktail cupboard.

Kitchen & Utility area 19'8" x 7'3" maximum (6.0m x 2.21m maximum)

Arranged in two parts - Kitchen with fitted range of base and wall units with timber worktops, two bowl Belfast style porcelain sinks, stainless steel oven, four ring gas hob with concealed lighting, wall tiling double panel radiator, window seat overlooking rear. Utility area with plumbing for automatic washing machine, space for freezer, wall tiling, radiator, timber and glazed rear door.



First Floor

Spacious landing with sash window overlooking front and lighting up the stairwell, two radiators, walk in linen and store cupboard with a range of shelving, built in recess cupboard.

Bedroom 1 12'4" x 12'0" (3.77m x 3.66m)

Built in alcove wardrobes, double panel radiator, sash window to front with window shutters, partly vaulted ceiling.

Bedroom 2 11'5" x 11'9" (3.49m x 3.6m)

Two sash windows overlooking front, double panel radiator, timber and cast iron fireplace surround, built in recess storage cupboard.

En-Suite Shower Room 10'3" x 8'7" (3.13m x 2.63m)

Including built in wardrobes and shelving, radiator, walk-in shower with glazed screen, tiled surround, vanity wash basin, mirror and light above, concealed cistern w.c. window overlooking rear with New England style window shutters, sky light window, inset spotlighting.

Bedroom 3 8'7" x 10'7" (2.63m x 3.25m)

Cast iron fireplace surround, slate hearth, radiator, sash window overlooking front with window shutters.

Bedroom 4 8'5" x 8'9" (2.59m x 2.69m)

Sash window overlooking front, double panel radiator.

Family Bathroom 8'9" x 9'0" (2.67m x 2.75m)

Three piece suite comprising: panelled bath with shower above, shower screen, low level w.c. vanity washbasin, ladder style heated towel rail, built in storage cupboard.

Outside

The property commands a superb and prominent setting within the Town Walls and has an attractive rear courtyard garden and former outside shed, which is now in need of some attention.

There is also a designated parking space with this 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

Council Tax Band: D

Directions

The property is located within the Town Walls on the crossroads between the Hight Street, Berry Street, Castle Street and the access down to Conwy Quay.

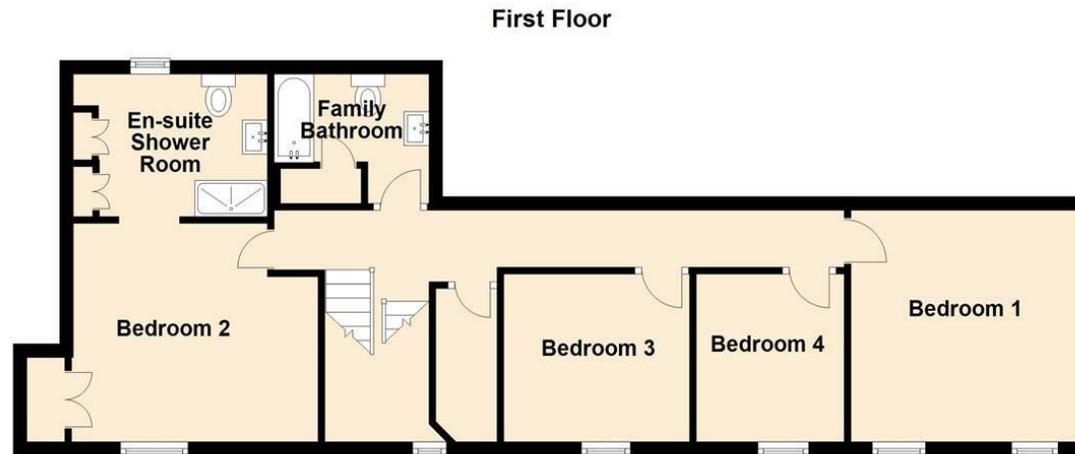
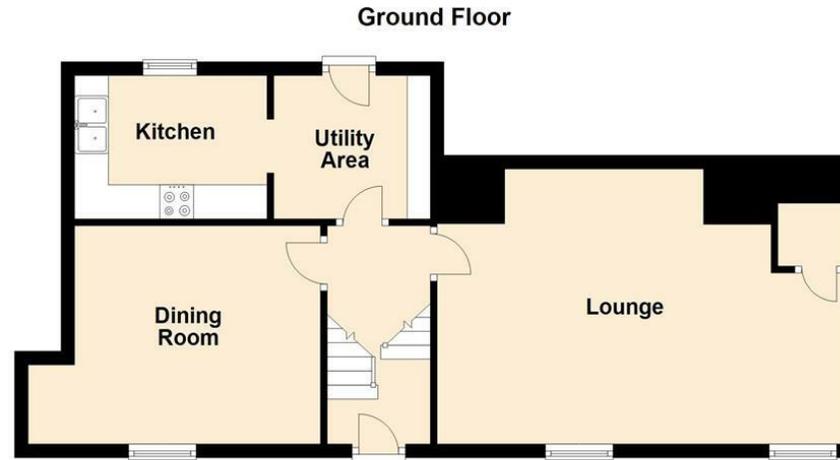
Agents Notes

This is currently being used as a holiday let bringing in an income of 40k a year . They are Happy to sell fully furnished and with agreed bookings for those interested in a holiday let.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(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 option must be treated as given on the same basis as these particulars.

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