

3 Wind Street

Conwy LL32 8PB

£185,000

A delightful one bedroom mid terraced cottage located in a convenient setting on the outskirts of the town centre of Conwy with all amenities.

NO ONWARD CHAIN AND CAN BE SOLD FULLY FURNISHED.

Tenure: Freehold -EPC: C - Council Tax: N/A





A well presented one bedroom mid terrace cottage located just outside the castle Town walls.

The cottage offers light and well planned accommodation comprising: Lounge/dining room, kitchen with patio door leading onto a small courtyard seating area, storage/boiler room. To the first floor there is a good size bedroom with en-suite bathroom. The cottage benefits from Upvc double glazing and gas central heating.

Please note the residents of Wind Street are in the process of purchasing the communal parking area opposite the cottages, therefore the cottage will have allocated parking once completed.

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

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



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)

Open Plan Lounge/Dining Room

15'10" x 10'7" (4.85m x 3.25m)

uPVC double glazed door leading into open plan Lounge/Dining Room, beamed ceiling, laminate flooring, staircase to first floor, two radiators, storage cupboard.



Kitchen

10'5" x 6'4" (3.20 x 1.95)

Range of base and wall units with complementary work surface over, inset stainless steel sink unit, plumbing for washing machine, space for cooker, uPVC patio doors leading out to rear small courtyard seating area. Storage cupboard with boiler.

First Floor

Bedroom
16'0" x 10'6" (4.90 x 3.22)
uPVC double glazed windows to front and rear, radiator.

En-suite Bathroom
5'5" x 5'1" (1.67 x 1.55)
Panelled bath with shower fitment over, low flush w.c. wash handbasin, uPVC double glazed window.

Outside
To the front of the property there is a parking area which the residents of Wind Street are in the process of purchasing. To the rear there is a small courtyard seating area.

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

Directions
From our office, go through the arch and immediate left onto Mount Pleasant, continue up the hill to the top and Wind Street will viewed on your right side.

Agents Note
Please note, the residents of Wind Street are in the process of purchasing the communal parking area opposite the cottages together with the communal garden area, therefore the cottage will have allocated parking and use of the garden once completed.

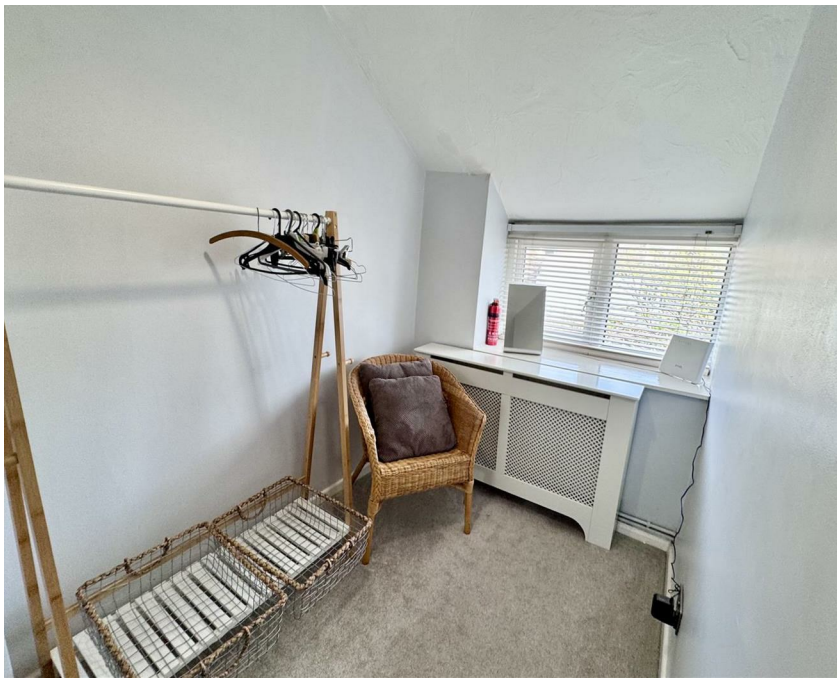
Currently a successful holiday let (for over 10 years) and can be purchased fully furnished if wanted.

Council Tax Band:
Conwy County Borough Council tax band N/A holiday let

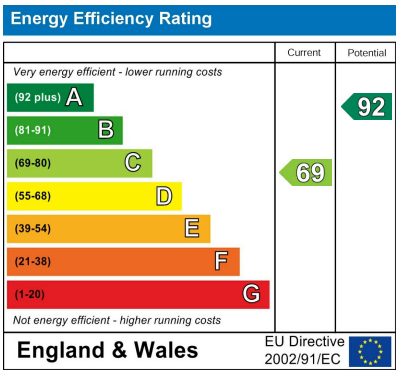
Viewing:
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

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.











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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