# 7 Llewelyn Street

Conwy LL32 8AW

£190,000

A traditional mid terrace 2 bedroom cottage located within the historic town walls of Conwy which offers a variety of amenities.

VIEWING HIGHLY RECOMMENDED

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

This appealing 2 bedroom cottage enjoys a prime location just a short walk from the town centre's array of shops, cafe and attractions, including the famous medieval castle and quay. Benefitting from gas central heating the cottage offers a warm and welcoming interior ideal as a main residence or investment.

Spacious open-plan lounge with dining area, fitted kitchen. To the first floor there are two well-appointed bedrooms and bathroom with a three-piece suite and shower over the bath. Low-maintenance, enclosed courtyard garden perfect for outdoor dining or relaxing.

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

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

## Location

From our Conwy office proceed down the High Street and take your last left onto Llewelyn Street where number 7 will viewed on your left hand side.

### Accommodation Affords:

Wooden front door leading into entrance vestibule. Glazed door leading into Lounge.

### Open Plan Lounge & Dining Room:

12'4" x 24'3" (3.77m x 7.40m )

Radiator; original style sash windows; corner cupboard; original built in cupboards; understairs cupboard.

### Kitchen:

12'2" x 6'10" (3.72m x 2.10m)

Fitted with range of base and wall units with complementary worktops; 1 1/2 stainless steel sink unit; 4 ring gas hob; electric oven; part decorative tiled walls; tiled flooring; plumbing for washing machine; space for under counter fridge; Worcester gas central heating boiler; radiator; part glazed door going to rear courtyard.

### Staircase Leading To First Floor:

Landing: access to loft which is boarded and has 2 velux windows with views over the Town. This could possible be converted to further accommodation, subject to planning consents.

## Bedroom 1:
11'10" x 12'4" (3.63m x 3.78m )
2 original sash windows: radiator;

## Bedroom 2:
12'0" x 7'5" (3.68m x 2.27m)
Sash window to rear; radiator;

## Bathroom:
6'9" x 7'1" (2.07m x 2.17m )
Panel bath with Mira shower fitment over; wash hand basin; low flush W.C.; frosted sash window; laminate flooring; part tiled walls;

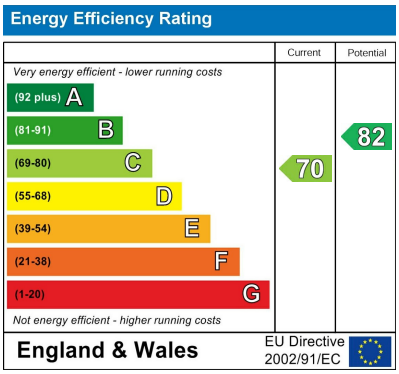
## Outside:
Steps leading up from street to small forecourt area. Enclosed courtyard garden located to the rear enjoying privacy.

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

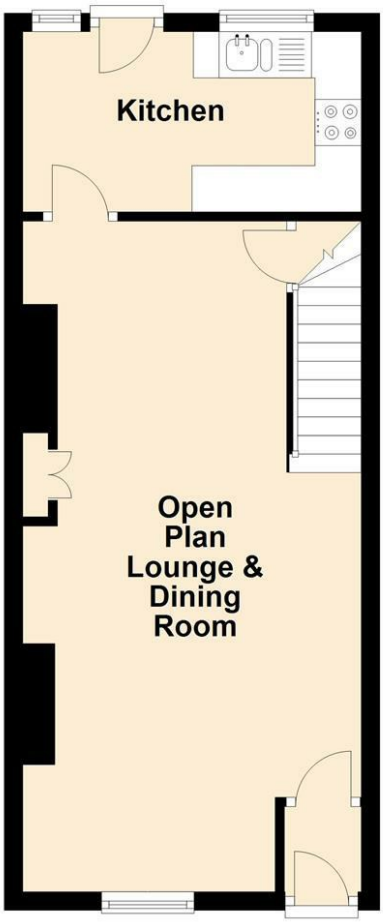
## Council Tax Band:
Conwy County Borough Council tax band D

## 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

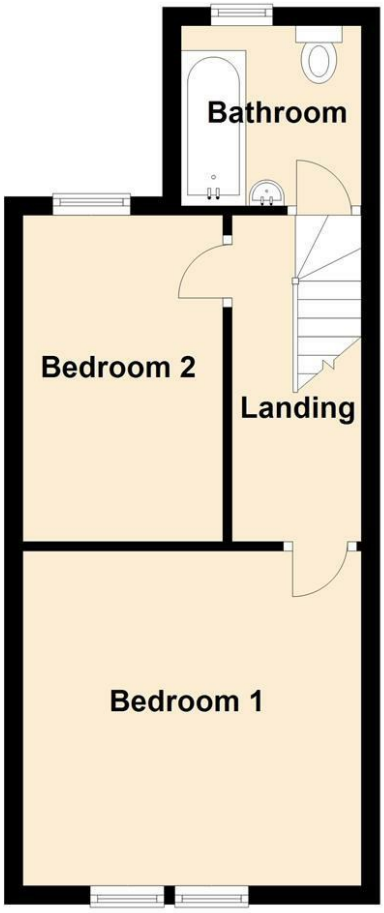
## Proof of Identity:
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, 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.




## Ground Floor




## First 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.

**Iwan M Williams Estate Agents**

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