


# 10 Llewelyn Street

Conwy LL32 8AW

£190,000

A traditional mid terrace 2 bedrooom stone cottage located within the Historic Town Walls of Conwy which offers a variety of amenities.

Tenure: Freehold - EPC: D Council Tax: C





Situated in the centre of Conwy town centre within short walking distance of Conwy Quay, shops, restaurants and other amenities. This 2 bedroom stone built cottage benefits from gas central heating, uPVC double glazing, fitted kitchen, spacious open plan living/dining room and a downstairs 3 piece shower room. To the outside there is a rear courtyard area.

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 Llewellyn Street where number 10 will viewed on your right hand side.

### Accommodation Affods:

(Approximate Measurements Only)

### Composite Front Door Leading into:

Entrance lobby with stone flooring and stairway leading to first floor level.

### Lounge/Dining Room:

21'9" x 13'2" (6.63m x 4.02m )

Original stone feature fireplace; built in cupboard with shelving; 2 radiators; uPVC windows overlooking front and rear elevation. stone tiled flooring; understairs storage cupboard;



### Kitchen:

6'9" x 7'0" (2.08m x 2.14m )

Range of base and wall units with work surface over; stainless steel sink unit; space for gas cooker with extractor above; part tiled walls; uPVC double glazed window overlooking rear; laminate flooring; space for under counter fridge. rear hall leading to part glazed door to rear yard; storage cupboard with shelving.



## Shower Room:
4'11" x 7'0" (1.52m x 2.14m )
Shower cubicle; low level W.C.; wash hand basin; half decorative paneled walls; extractor fan; gas central heating boiler; uPVC double glazed window.

## Bedroom 1:
13'2" x 11'10" (4.02m x 3.63m )
Timber and glazed window overlooking front elevation; radiator.

## Bedroom 2:
9'6" x 13'2" (2.90m x 4.02m )
uPVC double glazed window; radiator.

## Outside:
Rear courtyard area.

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

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

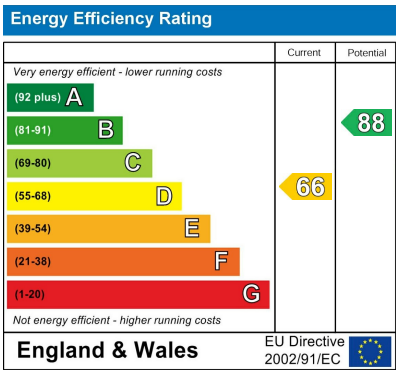
## Viewing:
By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

## 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.

**Iwan M Williams Estate Agents**

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