



## 3 York Place Conwy LL32 8AB £210,000

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

Tenure: Freehold: EPC: TBA : Council Tax: C

VIEWING HIGHLY RECOMMENDED

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 lounge, fitted kitchen. To the first floor there are two well-appointed bedrooms and shower room. Low-maintenance, enclosed courtyard garden perfect for outdoor dining or relaxing.



Tel: 01492 555500  
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## 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 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.

The Accommodation Affords:  
(Approximate measurements only)

### Lounge

12'5" x 13'11" (3.79m x 4.25m)

Part glazed wooden front door leading into Lounge, laminated flooring, radiator, staircase to first floor, storage cupboards, beamed ceiling, double glazed wooden window.

### Dining Kitchen

8'9" x 11'11" (2.68m x 3.64m)

Range of base and wall units, four ring gas hob, electric built-in oven, extractor hood over, stainless steel sink unit, plumbing for washing machine, space for undercounter fridge, Worcester gas central heating boiler. part tiled walls, beamed ceiling, part glazed wooden door to rear courtyard garden. radiator, tiled flooring.



## First Floor

Split landing, access to loft.

### Bedroom 1

12'7" x 9'1" (3.85m x 2.78m)

Velux style window, radiator.

### Bedroom 2

8'7" x 12'6" (2.63m x 3.82m)

Double glazed wooden window, Velux style window, radiator.

### Shower Room

3'5" x 9'2" (1.06m x 2.81m)

Shower cubicle with glazed doors, vanity unit with inset sink, low flush w.c. fully tiled walls, tiled flooring, wall mounted towel rail, Manrose extractor fan.

### Outside

Small rear courtyard garden.

### Services

Mains water, electricity, gas and drainage are available

### 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, cross the road and proceed down Chapel Street and turn immediate right onto York Place and the property will be viewed 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>		
(55-68) <b>D</b>		
(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	



# Floorplan To Follow

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.

## Iwan M Williams Estate Agents

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