



## 11 Erskine Terrace

Conwy LL32 8BS

**£195,000**

A traditional inner terrace stone cottage pleasantly located in a convenient central setting within the town walls.

Tenure: Freehold - EPC: F - Council Tax: C

Grade II Listed home within walking distance of local shops, restaurants and other amenities.

Affording open plan living & Dining room, kitchen, landing, bedroom 1, bedroom 2, bathroom.

Electric wall panel heating, double glazing. The property has a small courtyard area along the rear with right of access for the terrace.

Viewing recommended.



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



## 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 .

Lounge;

15'0" x 15'11" (4.59m x 4.86m)

Feature granite fireplace surround and hearth, timber mantle above; t.v point; wall lights; telephone point; built in cupboard housing meters; double glazed window overlooking front; open tread staircase leading off to first floor level; timber and glazed door to front elevation.

Kitchen:

7'8" x 6'5" (2.35m x 1.97m)

Base and wall units with complementary worktops; single drainer sink; plumbing for automatic washing machine; electric cooker point. Wall and floor tiling; timber and glazed rear door, Upvc double glazed window.

Landing:

Wall mounted heater; access to roof space.



### Bedroom 1:

12'6" x 7'11" (3.82m x 2.43m )

Built in wardrobe; telephone point; double glazed window to front; wall panel heater.

### Bedroom 2:

9'4" x 6'6" (2.87m x 2m )

Upvc double glazed window overlooking rear enjoying views towards the Castle walls.

### Bathroom:

Three piece suite comprising panel bath with shower above; pedestal wash hand basin; low level w.c; airing cupboard with slatted shelving, uPVC double glazed window to rear; wall tiling.

### Outside:

The property has a small courtyard garden area to rear with a rear passage leading to other properties.

### Services:

Mains water, electricity and drainage connected to property.

### Council Tax Band:

Conwy County Borough Council tax band 'C'

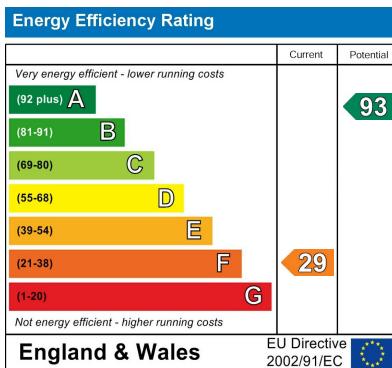
### Viewing:

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

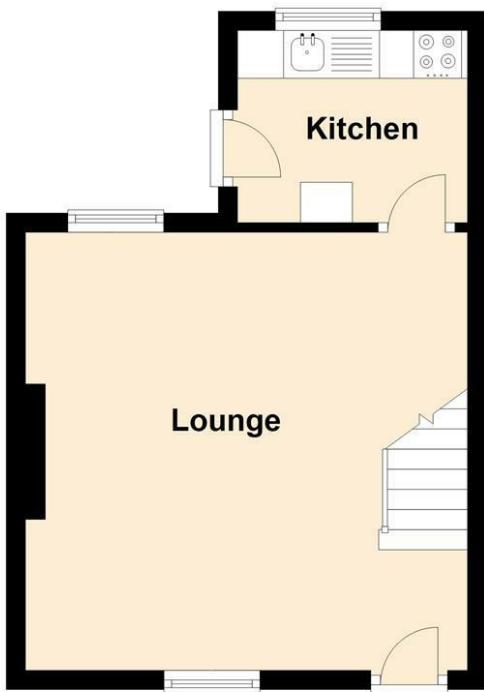
### Proof of Identity:

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.

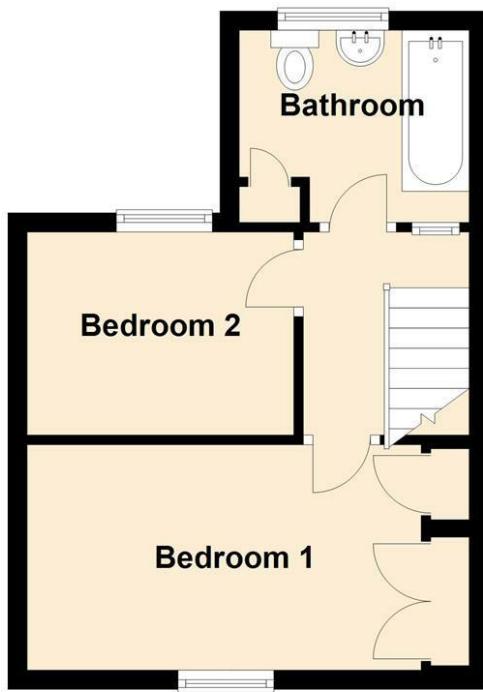




**Ground Floor**



**First Floor**



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**Iwan M Williams Estate Agents**

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