



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

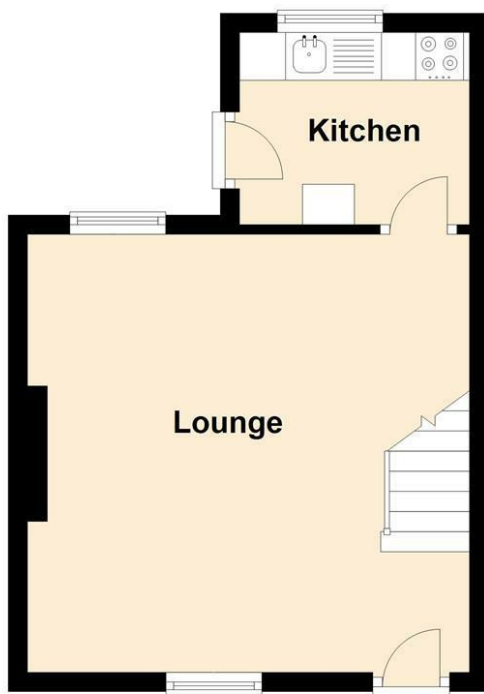
Proof of Identity:

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.

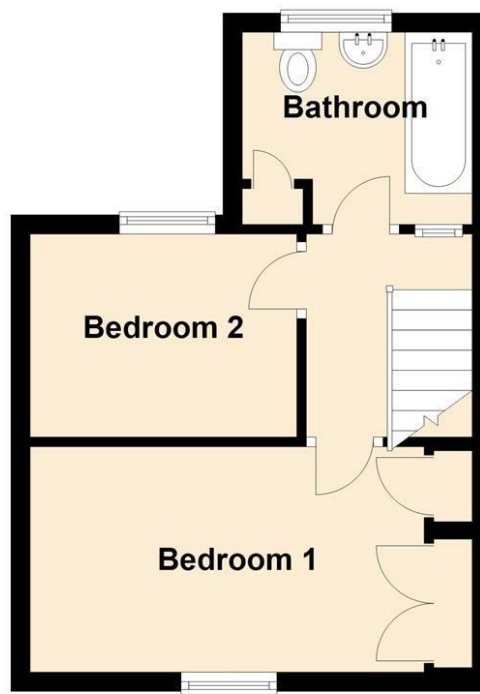


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
Plan produced using PlanUp.

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.

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