



8 Riverside Court

Conwy LL31 9BS

£190,000

A spacious 3 bedroom ground floor apartment just moments away from Deganwy beach and within walking distance to Deganwy Village.

Viewing Highly Recommend

Tenure: Leasehold - EPC TBA - Council Tax: E

Enjoying an enviable setting within this established and well-maintained development, this self-contained ground floor apartment commands delightful open views across the communal gardens towards the coastline, the Conwy Mountains and the surrounding headland.

Conveniently placed within walking distance of the promenade and local amenities, including shops, cafés and everyday facilities. The nearby coastline offers scenic walks, while the wider area provides easy access to Llandudno, Colwyn Bay and the A55 expressway.

The accommodation is well proportioned and spacious offering bright and airy living space with large picture windows

Although the property would benefit from some updating, it presents an excellent opportunity for those seeking a comfortable retirement home, a coastal retreat, or a home for a professional couple looking to enjoy this desirable location.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>





Location

Deganwy

The property is located in a popular setting within Deganwy village. Deganwy is situated on the Conwy estuary overlooking the world heritage site of Conwy castle, home to Deganwy Marina and the Quay hotel and spa. The village has a range of shops, restaurants, beach and promenade. Chester 45 miles, Manchester airport 75 miles.

Accommodation Affords:

(Approximate measurements only)

Wooden front door leading to:

Reception Lobby:

Radiator; coved ceiling; central heating thermostat; cloak cupboard.

Lounge:

15'10" x 13'11" (4.85m x 4.26m)

Two UPVC double glazed windows with stunning views towards Conwy river and Conwy mountain range; coved ceiling; UPVC door leading to communal garden area; two double radiators; timber shelving housing electric fire (not tested).



Kitchen:

8'9" x 10'9" (2.69m x 3.29m)

Fitted with a range of wall and base units with work surface over; stainless steel sink unit; space for cooker; space for undercounter fridge; part tiled walls; UPVC double glazed window.



Store Room:

Walk in cloakroom cupboard 2.60m X 1.40m;
wall mounted gas central heated boiler.

Dining Room:

8'11" x 12'4" (2.72m x 3.77m)

Upvc double glazed window with views over the Conwy mountain range and Conwy river; coved ceiling; radiator.

Bedroom 1:

13'11" x 11'11" (4.25m x 3.65m)

Range of fitted wardrobes; radiator; UPVC double glazed windows with views towards Conwy mountain range.



Bedroom 2:

11'3" x 10'4" (3.44m x 3.16m)

Range of built in wardrobes; radiator; UPVC double glazed window overlooking communal garden with views towards Conwy mountain range.

Bedroom 3:

6'1" x 8'9" (1.87m x 2.69m)

UPVC double glazed windows overlooking Conwy river and Conwy mountain range; coved ceiling; radiator.



Bathroom:

10'4" x 5'2" (3.17m x 1.60m)

Fitted with a three piece suite comprising panel bath; low flush w.c. ; wash hand basin; radiator.

Shower Room:

5'5" x 5'9" (1.66m x 1.77m)

Low flush w.c. ; wash hand basin; shower cubicle; tiled flooring; radiator.

Outside:

The apartment is set within well maintained communal gardens laid to lawn and mature flowerbeds.

Services:

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

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.

Council Tax Band:

Conwy County Borough Council tax band E

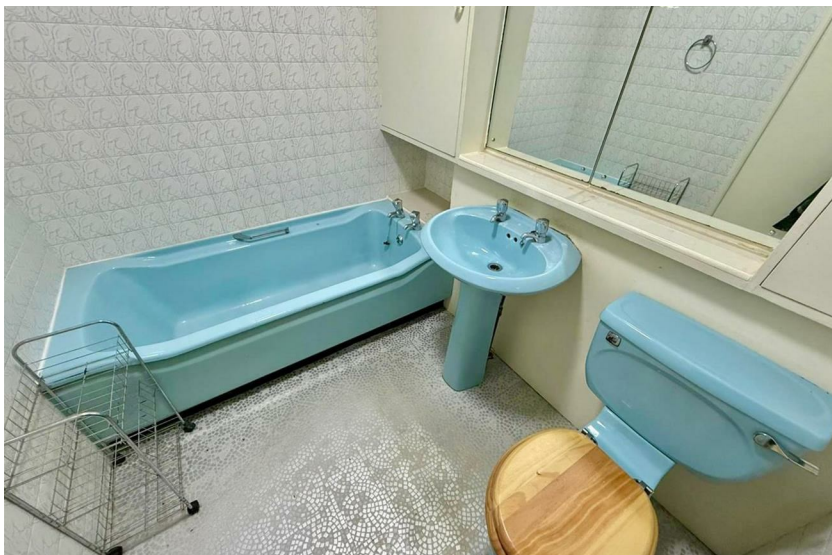
Agents Notes:

Buildings insurance for this year was £769.12 for the flat.

Management and maintenance fees are charged every 6 months average £500.

The term of lease is 2000 years from September 1970 with a ground rent of £5.00 per annum.





| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Ground 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 opinion must be treated as given on the same basis as these particulars.

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