



17 Uppergate Street

Conwy LL32 8RF

£159,950

A charming two-bedroom inner terrace cottage offering well-proportioned accommodation, modern comforts, and a convenient position just a short stroll from Conwy town centre and its many amenities.

VIEWING HIGHLY RECOMMENDED

A well presented inner terrace cottage, ideally located within the historic town walls of Conwy

The accommodation comprises lounge featuring a decorative cast iron fireplace with timber surround, breakfast kitchen lies to the rear, fitted with a range of wall and base units, and direct access to the rear courtyard. Two comfortable double bedrooms and a modern shower room, all neatly finished and ready for immediate occupation. Externally, the rear yard offers a low-maintenance outdoor space with useful stone-built store and views towards surrounding hillside. The property also benefits from gas fired central heating and uPVC double glazing throughout.



Tel: 01492 555500

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



Location

Set within the town walls, the property enjoys a sought-after location with excellent access to shops, cafés, the quay and castle, as well as being a short drive from the A55 expressway for regional commuting

An excellent opportunity for first-time buyers, investment purchasers, or those seeking a low-maintenance home in a popular coastal town. Early viewing recommended

Accommodation Affords:

(Approximate measurements only)

Front Entrance:

Timber and double glazed front door, double panelled radiator.

Lounge:

13'9" x 12'11" (4.2m x 3.95m)

Feature fireplace surround and hearth; built in alcove cupboard housing gas meter; built in electric meter; t.v point; coved ceiling; double panel radiator; staircase leading off to first floor level; understairs storage cupboard.



Breakfast Kitchen:

13'10" x 6'2" (4.22m x 1.89m)

Fitted base and wall cupboards; complimentary worktops; gas cooker point; single drainer sink with mixer tap; tiled floor; space for fridge and plumbing for washing machine; breakfast area; UPVC double glazed window and door to outside rear; built in cupboard housing central heating boiler.

First Floor Landing:

Bedroom 1:

13'8" x 10'11" (4.19m x 3.35m)

UPVC double glazed window overlooking front; radiator; t.v point.

Bedroom 2:

7'7" x 9'6" (2.32m x 2.91m)

UPVC double glazed window overlooking rear; radiator.

Shower Room:

6'2" x 5'6" (1.9m x 1.7m)

Corner shower enclosure; pedestal wash hand basin; low level w.c; double panel radiator; fully tiled walls; extractor fan.

Outside:

Property is situated within the town walls and has an enclosed private rear yard with useful outside store shed.

Services:

Mains water electricity, gas and drainage connected to the property.

Council Tax Band:

Conwy County Borough Council tax band 'D'

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.

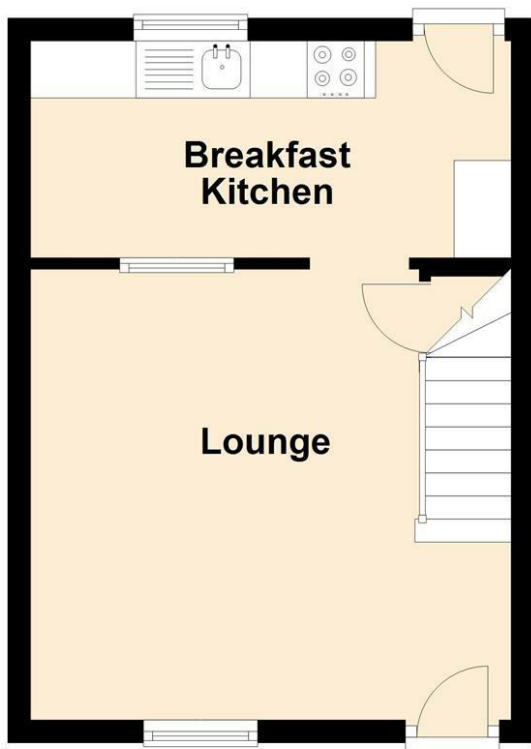
Agents Notes

The property has had the benefit of newly fitted carpets and flooring on the first floor level.

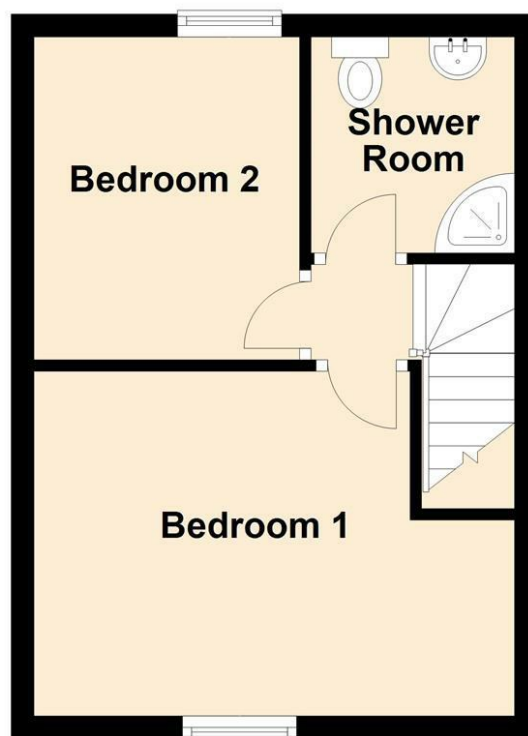


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor



First 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 or 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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