



Bryn Dedwydd Rosemary Lane

Conwy LL32 8HY

£295,000

A traditional detached 3 Bedroom period property located within the Historic Town Walls of Conwy which offers a variety of amenities including shops, bars and restaurants with views to the town and beyond.

The property currently rents a parking space from St Michael's Church for £100 per annum

Tenure: Freehold - EPC E - Council Tax: F

A three-bedroom, four storey detached period property situated in the heart of the historic walled town of Conwy, tucked into the castle wall itself less than a 2 minute walk to the town centre and train station.

Bryn Dedwydd occupies a unique position at the head of Rosemary Lane with views over the castle walls. In brief the accommodation comprises: Lounge; dining room; kitchen. There is a small set of steps leading down to the office/hobbies room. Bedroom 1: Bedroom 2; shower room and bathroom, a further staircase leads to the top floor bedroom.



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 is a local primary and secondary school, social and recreational facilities including an 18-hole golf course and yachting marina nearby.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance

Wooden front door leading into Reception Room. double aspect with sash windows, wooden flooring, radiator.

Reception Room 1

12'5" x 8'0" (3.81 x 2.44)

double aspect with sash windows, wooden flooring, radiator.

Reception Room 2

12'4" x 9'8" (3.78 x 2.97)

Feature fire surround, wooden flooring, radiator, sash window to front elevation.

Inner Hallway

Leading to Kitchen.



Kitchen

21'9" x 5'2" (6.65 x 1.59)

Range of base and wall units with worktop over, inset sink unit, five ring gas hob, double oven, extractor hood over, integrated fridge/freezer, wooden double glazed unit window, cupboard housing Worcester gas central heating boiler, radiator, tiled flooring, part glazed door leading to outside.

Steps leading down to Hobbies Room/Office
uPVC double glazed window, radiator - 3.78m x 3.39m

Staircase to first floor

Storage Cupboard.

Bedroom 1:

12'8" x 8'0" (3.88 x 2.45)

Views towards the Church and the Benarth, double aspect sash windows, radiator.

Bedroom 2:

12'4" x 6'11" (3.78 x 2.13)

Sash window to front elevation, radiator, built-in shelving, feature fire surround.

Shower Room:

Glazed shower unit, low flush w.c. wash handbasin, tiled flooring, part tiled walls, wall mounted towel rail. Storage cupboard with shelving.

Bathroom:

Feature panelled bath, low flush w.c. wash handbasin, wooden double glazed sealed unit window, part tiled walls, radiator.

Staircase leading to second floor

Bedroom 3:

21'8" x 12'9" (6.61 x 3.91)

Large room with wooden double glazed windows, feature arched window with views towards the Church, Conwy Town Walls and beyond, two radiators.

Outside

The property enjoys front and side seating areas laid to flagstones and slate shingle.

Services

Mains Water; electricity; gas and drainage connected to the property.

Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy. Tel: 01492 555500

Proof of Funds

Council Tax Band:

Conwy County Borough Council tax band F

Directions

Walking from our Conwy Office turn right and follow the road to Rosemary Lane, turn right and the property will be viewed at the top of the road next to the Chapel.

Agents Note

The property currently rents a parking space from St Michael's Church for £100 per annum



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

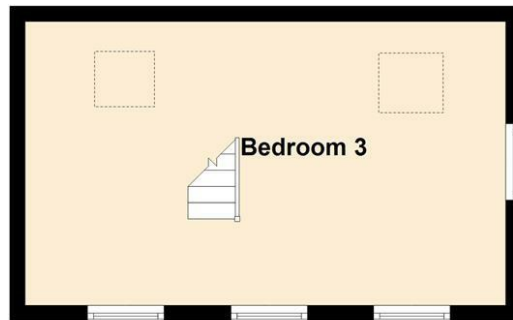
Basement

Approx. 12.3 sq. metres (132.4 sq. feet)



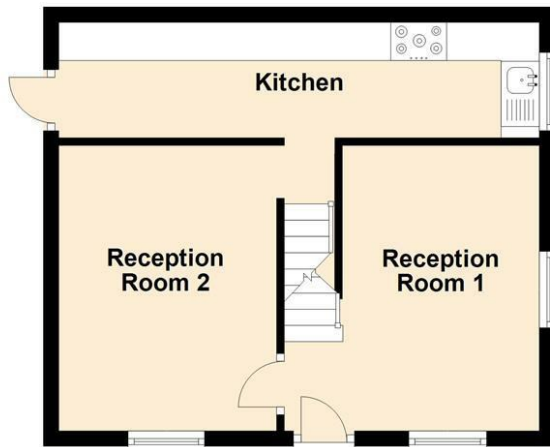
Second Floor

Approx. 23.3 sq. metres (251.0 sq. feet)



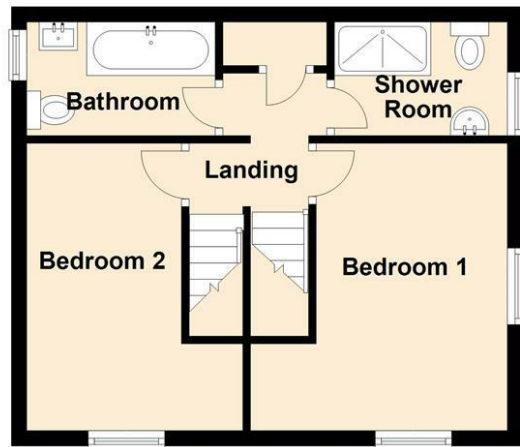
Ground Floor

Approx. 33.6 sq. metres (361.3 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.3 sq. feet)



Total area: approx. 102.8 sq. metres (1106.0 sq. feet)

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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