



## 4 Castle Quay Mews

Conwy LL32 8DF

£355,000

A spacious, beautifully presented mews town house in a private gated development adjacent to Conwy town walls, overlooking the Quayside.

Convenient central location, enjoying extensive views.

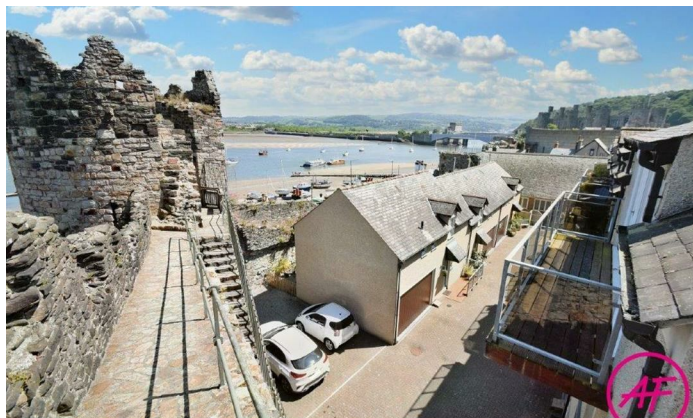
VIEWING HIGHLY RECOMMENDED

Superb town house with large integral garage, open plan upper lounge accommodation opening onto balcony which overlooks the town walls and Conwy quayside.

Secure home within the town centre close and convenient for all local amenities including shops & restaurants. The accommodation affords: ground floor entrance hall, bedroom, bathroom, open plan first floor lounge dining room and kitchen, bedroom with en-suite.

Central heating & double glazing, courtyard garden.

Superb opportunity - Viewing essential - Long leasehold.



Tel: 01492 555500

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







## Location

### Conwy

Located in Conwy within the historic castle town walls. 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):

#### Entrance Hall:

7'2" x 7'7" (2.19m x 2.33m)

Timber and glazed door leading to reception hall with turn staircase leading up to first floor level; built in tall cloaks cupboard along one wall.

#### Bathroom:

5'6" x 6'4" (1.69m x 1.95m)

Three piece suite comprising panel bath, low level w.c; pedestal wash hand basin; ladder style heated towel rail; wall tiling; shaver and light point; inset spotlighting.

#### Ground Floor Bedroom:

10'8" x 13'9" (3.26m x 4.21m )

With double glazed French doors leading onto rear Courtyard; radiator.





Stair case Leading To First Floor. Living Area:

With open plan kitchen; lounge and dining area.

Open Plan Kitchen & Dining Area:

19'5" x 18'9" (5.94m x 5.73m)

Timber flooring; kitchen; fitted range of base and wall units with complimentary worktops; integrated stainless steel oven; 4 ring hob and canopy extractor above; integrated dishwasher; 1- 1/2 bowl sink; Peninsula breakfast bar and space for fridge and freezer below.

Living Area:

Feature fire place surround; t.v point; French door leading onto rear balcony enjoying views over the Quayside towards Conwy Castle and bridge.

Dining Area:

radiator; uPVC double glazed window enjoying views.

Balcony:

8'10" x 3'10" (2.71m x 1.19m)

First Floor Bedroom To include En-suite:

8'7" x 19'1" (2.63m x 5.83m)

Timber flooring; double glazed window overlooking rear with views; radiator; access to roof space., low level w.c pedestal wash hand basin; half tiled walls. shaver and light point; inset spot lighting; extractor.

En-suite Shower Room:

Shower; low level w.c; pedestal wash hand basin; half tiled walls; shaver and light point; extractor fan.

Outside:

Property has large integral car garage with automatic up and over door; rear personal door; wall mounted central heating boiler; power and light connected. Rear courtyard and sitting area. Please note that the joining property has right of passage along the rear. The property within a gated development providing total security. There is communal parking area available in addition to the garage.

Integral Garage:

13'9" x 18'11" (4.20m x 5.78m)

Services:

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

Council Tax Band:

Conwy County Borough Council tax band F.

Directions:





#### Tenure:

The property is Long Leasehold for a period of 999 years from 1st October 2002 Land Registry Title No: CYM168746. Service charge is £200 per month to include buildings insurance, external painting, window cleaning, electric gates, maintenance. We understand that Residential Letting is permitted but Holiday rental is not allowed.

#### Freehold:

The freehold is owned by Castle Quay Mews Limited, of which each of the home owners has an equal share and appointed the Co. officers.

#### 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.


#### 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)

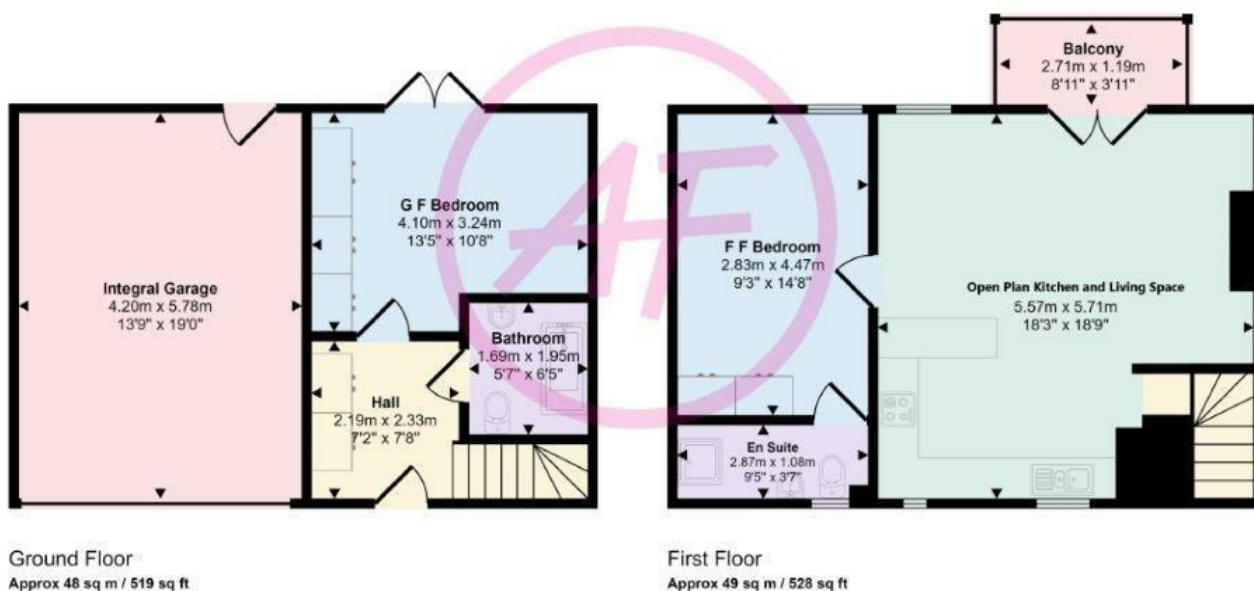






| Energy Efficiency Rating                    |           |  |
|---|-----------|--|
|   | Current   | Potential  |
| Very energy efficient - lower running costs |           |  |
| (92 plus) <b>A</b>                          |           | <b>83</b>  |
| (81-91) <b>B</b>                            |           |  |
| (69-80) <b>C</b>                            |           |  |
| (55-68) <b>D</b>                            | <b>65</b> |  |
| (39-54) <b>E</b>                            |           |  |
| (21-38) <b>F</b>                            |           |  |
| (1-20) <b>G</b>                             |           |  |
| Not energy efficient - higher running costs |           |  |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |

Approx Gross Internal Area  
97 sq m / 1048 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

## Iwan M Williams Estate Agents

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