



Gull Cottage

13 Sea View Terrace
Conwy LL32 8BN

Asking Price Of
£195,000

Property Features

- QUAIN TERRACED COTTAGE
- TWO BEDROOMS
- OPEN PLAN LOUNGE/DINING KITCHEN
- WITHIN WALLED TOWN OF CONWY
- CONVENIENT FOR CASTLE AND QUAY
- WALLED COURTYARD

Full Description

DESCRIPTION

Situated within the ancient walls of the medieval town of Conwy, within easy access to the Castle, Quay, shops and other amenities. This quaint cottage benefits from gas fired central heating and in brief affords open plan lounge/dining kitchen, two bedrooms and bathroom. To the outside there is a walled rear courtyard with outside store. The property had a new roof fitted by W & C Slate Roof Specialist in September 2018.

OPEN PLAN LOUNGE/DINING KITCHEN

16' 04" x 12' 05" (4.98m x 3.78m)

Timber entrance door with glazed panel above, sash window to front elevation, laminate flooring, feature open fireplace with timber mantle, built in alcove storage, exposed beams, stairway to first floor, wall mounted heater, understairs storage cupboard, Kitchen Area has sash window to rear, fitted with a range of wall, base and drawer units with complimentary work surfaces over, part wood panelled walls, stainless steel sink unit with mixer tap, free standing cooker, space understairs for fridge and freezer, wall mounted electric heater, wall mounted Worcester boiler in matching unit, tiled flooring, radiator, door to rear courtyard.

STAIRS TO FIRST FLOOR LANDING

Loft access.

BEDROOM ONE

11' 10" to robes" x 8' 11" (3.61m x 2.72m)

Sash window to front elevation, radiator, built in wardrobes with overhead storage, original cast iron fireplace.



BEDROOM TWO

7' 08" x 6' 09" (2.34m x 2.06m)

Sash window to rear elevation, radiator.



BATHROOM

5' 09" x 4' (1.75m x 1.22m)

Sash window to rear elevation, three piece suite comprising bath with shower over and folding screen, low flush w.c, pedestal wash hand basin, fully tiled walls in white, tiled flooring, shaver light point, wall mounted heater, extractor fan.



EXTERNALLY

Rear stone walled courtyard area and small stone storage area with power and plumbing for washing machine, courtesy light.

TENURE AND COUNCIL TAX

Tenure - We are informed by the vendor that the property is Freehold.

Conwy County Borough Council. We are informed by the vendors that the Council Tax Band is Band C.

SERVICES

Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.



VIEWING

Strictly by appointment through our Anthony Flint Office :-

Llandudno - Tel: 01492 877418 - E-mail:

llandudno@anthonyflint.co.uk

Opening Hours - Monday - Friday: 9.30am - 5.00pm

Saturday: 9.00am - 3.00pm

PROOF OF IDENTITY AND FUNDS

In order to comply with anti-money laundering regulations, Anthony Flint 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.



PROOF OF FUNDS: a copy of a mortgage offer or bank statement providing evidence of funding is required before we can advise Solicitors of a purchase.

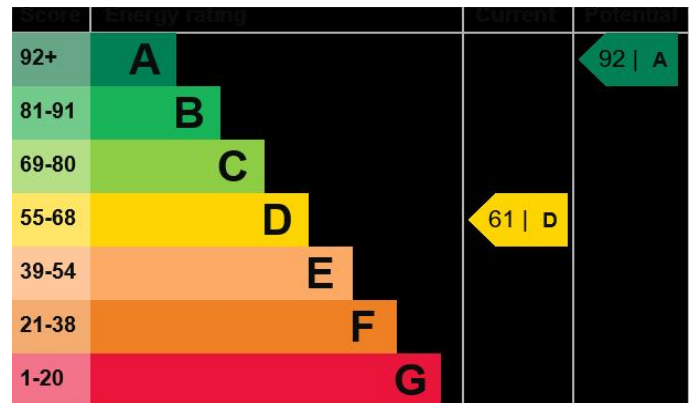
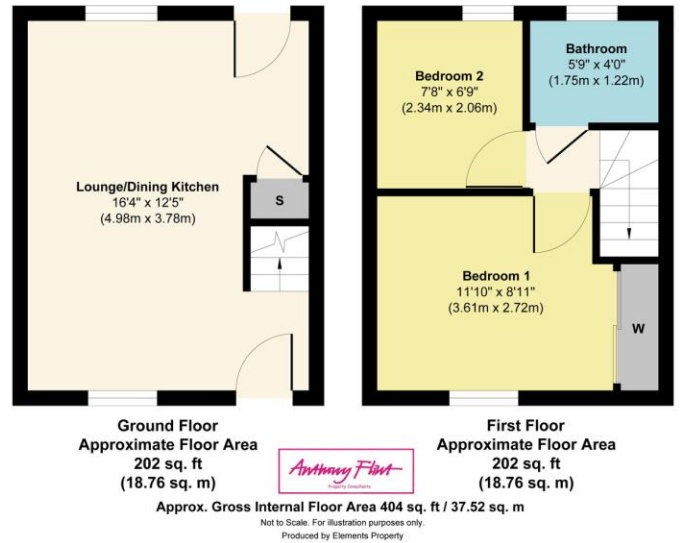
GENERAL

If you need any advice relating to mortgages, surveys or solicitors then please ask a member of staff who will be happy to recommend a professional local company.

RB/DJ Date: 27/04/2021



13 Seaview Terrace



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements