



## 4 Crown Lane

Conwy LL32 8AN

£240,000

A beautifully presented 2 bedroom cottage nestled within the historical Town Walls of Conwy overlooking the Elizabethan building Plas Mawr which translates to "Big Hall". This charming period home offers characterful accommodation with contemporary comfort.

Tenure – Freehold EPC – D Council Tax = D

The property provides well-planned accommodation arranged over two floors. On the ground floor is a welcoming entrance hall leading to a generous reception room with sitting and dining area. There is a modern fitted kitchen offering a range of contemporary units, integrated appliances and patio doors leading to the courtyard seating area. To the first floor are two comfortable bedrooms one which overlooks Plas Mawr, and a stylish modern shower room. The property benefits from gas central heating and mostly Upvc double glazed windows, providing modern efficiency and comfort.



Tel: 01492 555500  
<https://www.iwanmwilliams.co.uk>

**IWMW**  
**IWAN M WILLIAMS**  
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## Location

Conveniently situated in the heart of the town, the property lies just a short walk from Conwy Quay, the marina, castle, bridges, restaurants, and local shops – all the amenities that make this walled town such a desirable place to live. The quay, castle, shops, cafés, restaurants, and coastal walks are all just moments away, while excellent transport links provide easy access to Llandudno, the A55 expressway, and the wider North Wales coast.

The Accommodation Affords:  
(Approximate measurements only)

Timber Front Door Leading To:  
Entrance hallway with staircase leading to the first floor, radiator, understairs storage cupboard.

Lounge/Dining Room:

17'3" x 11'5" (5.28m x 3.5m)

Wooden double glazed window to front and rear,  
timber fire surround housing an electric flame effect  
fire (not tested),  
feature built in shelving unit with storage cupboard  
under, 2 radiators.



#### Kitchen:

14'2" x 7'8" ( 4.34m x 2.36m)

Range of wall and base units with under cupboard lighting with complimentary worktops; plumbing for washing machine; space for fridge freezer; uPVC double glazed window; 4 ring electric hob; "Indesit" electric oven with integrated extractor over; one and a half stainless steel sink unit; radiator, "Esprit" gas central heating boiler, uPVC double glazed patio doors leading to courtyard.

#### Half Landing leading To First Floor:

uPVC double glazed window

#### Landing:

Access to loft area which is boarded.

#### Bedroom 1:

9'3" x 9'7" ( 2.82m x 2.94)

uPVC double glazed window with views to front, radiator.

#### Room 2:

11'8" x 7'10" ( 3.58m x 2.41m)

uPVC double glazed window to rear elevation, radiator.

#### Shower Room;

8'2" x 6'9" (2.51m x 2.08m)

Walk-in shower with glazed screen, wet wall panelling and rainfall shower head, wash hand basin, shaver point, concealed cistern W.C, uPVC double glazed window, inset spotlighting, built in storage cupboard, radiator.

#### Outside:

The property commands a superb and prominent setting within the Town Walls and has an attractive rear courtyard garden with a side gate leading to Crown Lane.

#### Directions:

From our Conwy office proceed down the High Street and turn left onto Crown Lane where number 4 will be viewed on your right hand side.

#### Council Tax Band:

Conwy County Borough Council tax band D

#### Services:

Mains water;electric; gas 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](mailto: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:

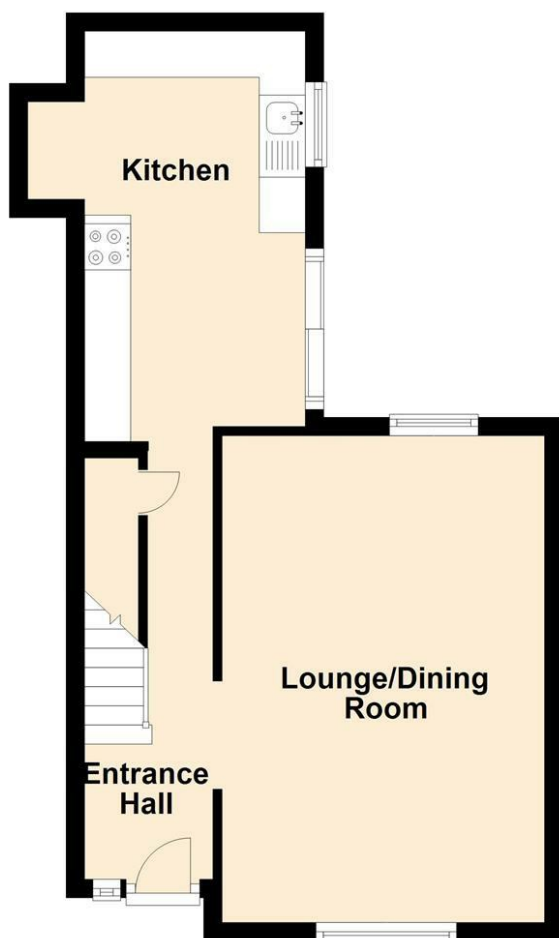
**IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence.

**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.

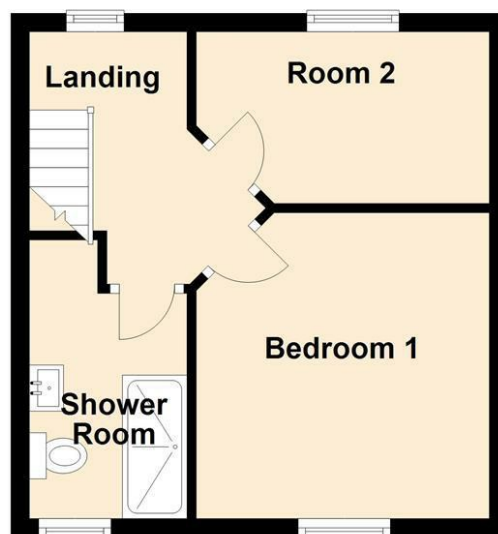


| Energy Efficiency Rating                    |           |                                                                                                              |
|---------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                    |
| Very energy efficient - lower running costs |           |                                                                                                              |
| (92 plus) <b>A</b>                          | <b>63</b> | <b>86</b>                                                                                                    |
| (81-91) <b>B</b>                            |           |                                                                                                              |
| (69-80) <b>C</b>                            |           |                                                                                                              |
| (55-68) <b>D</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  |

## 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 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

5 Bangor Road  
Conwy  
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