



25 Marine Crescent  
Deganwy LL31 9BY





# 25 Marine Crescent

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£550,000

A stunning Victorian Coastal Home with Uninterrupted Estuary Views

A rare opportunity to purchase a beautifully refurbished Victorian coastal home on Marine Crescent — one of Deganwy's most sought-after addresses.

Tenure: Freehold - EPC D - Council Tax: Exempt

This elegant 1894 property enjoys uninterrupted views across the Conwy Estuary towards the Great Orme, offering a true promenade-style lifestyle in a premium waterfront setting.

Refurbished to an excellent standard in 2019, the home features a full rewire, new bathrooms, and a contemporary kitchen with centre island, all complemented by new flooring throughout. The tasteful modern décor remains sympathetic to the building's original character, showcasing high ceilings, bay windows, and generous Victorian proportions.

Perfectly located just 7 minutes from historic Conwy and 10 minutes from the Victorian seaside town of Llandudno, this is coastal living at its finest — combining heritage, style, and an unbeatable position.

Marine Crescent offers a unique blend of serenity and accessibility. From your doorstep, you're moments from the water's edge and ideally placed to enjoy the very best of North Wales:

This is a home that offers a wonderful blend of coastal living, local culture, and natural surroundings — a rare opportunity in a highly desirable location.





## Location

7 minutes to the walled town of Conwy, with its medieval castle, marina, independent cafés, and artisan shops  
10 minutes to Llandudno, the region's iconic Victorian resort with its pier, sweeping promenade, theatre, and boutique shopping

30 minutes to Snowdonia National Park, offering dramatic mountain scenery, lakes, forests, and a wide range of outdoor activities — from gentle scenic walks to more adventurous hiking and heritage railways. This property also has the benefit of close by rail links that get you to London, Chester, Manchester.

The Accommodation Affords:  
(Approximate measurements only)

### Ground Floor

#### Front Entrance Vestibule

With outer and inner uPVC double glazed doors.

#### Reception Hall

Feature balustrade and spindle turned staircase leading off to first floor level, understairs storage, radiator. Open archway leading to Snug/Recreational Room.

Snug/Recreational Room 12'5" x 8'11" (3.79m x 2.74m)

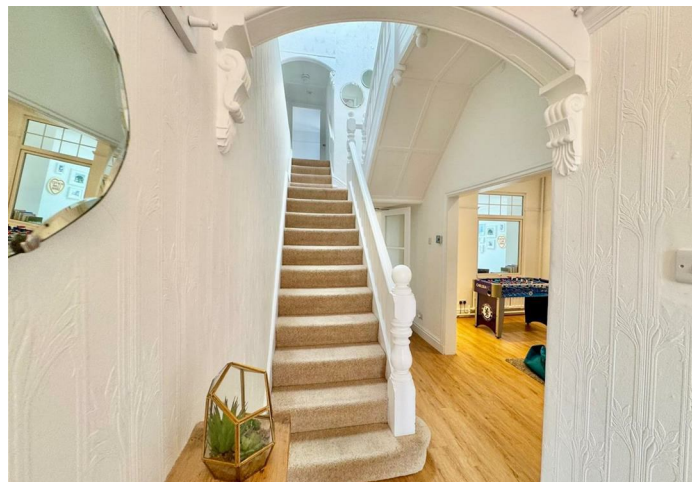
Feature recessed former fireplace, uPVC double glazed windows overlooking side elevation, TV point, picture rail, radiator, window overlooking rear dining area.

From Hallway, steps leading down to rear Dining Kitchen.

Dining/Kitchen 16'4" x 11'10" (5.0m x 3.62m)

Kitchen - fitted range of modern base and wall units with granite worktops and central island with inset sink and moulded drainer, integrated washing machine and dishwasher, integrated fridge/freezer, range cooker with gas hob and stainless steel extractor canopy above, inset spotlighting, recessed cupboard into former fireplace, radiator, wall tiling.

Dining area - with attractive orangery style lantern roof, inset spotlighting and French windows leading onto rear courtyard.





#### Downstairs Shower Room

Large shower enclosure with sliding glazed screen, tiled surround, vanity wash basin, low level w.c. fully tiled brick effect wall tiling, ladder style heated towel rail.

#### Bedroom1 (downstairs) 11'8" x 16'0" (3.58m x 4.88m)

Large uPVC double glazed bay window overlooking front enjoying extensive views, radiator, picture rail.

#### Half Landing

Velux roof light.

#### First Floor Rear Landing

Inset spotlighting, built in airing cupboard with cylinder and slatted shelving.

#### Bedroom 2 10'9" x 12'0" (3.3m x 3.67m)

uPVC double glazed window overlooking rear, picture rail.

#### Family Bathroom

Modern three piece suite comprising panelled bath with shower above, folding glazed shower screen, vanity wash basin, low level w.c. attractive brick effect white wall tiling, chrome towel rail, radiator, uPVC double glazed window overlooking rear.

#### Main Landing

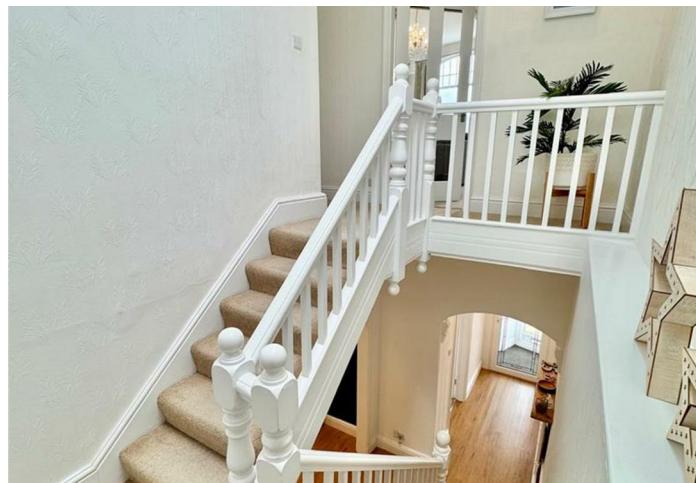
Access to roof space.

#### Front Living Room 17'4" x 14'0" (5.3m x 4.27m)

Large uPVC double glazed bay window overlooking front enjoying extensive views from Conwy Marina extending towards Anglesey and to the Great Orme, radiator, TV point, feature fireplace with pebble effect gas fire, built in recess storage and shelf display unit.

#### Bedroom 3 12'4" x 9'10" (3.78m x 3.0m)

uPVC double glazed window overlooking rear, radiator, picture rail, cast iron former fireplace.





### Outside

Small forecourt area to front. Attractive rear courtyard, providing alfresco dining area and for outside entertaining. Timber gates leading to off road parking if required. Rear outside Laundry Room (4.11m x 2.35m), wall shelving, worktops, radiator, wall mounted Glo Worm central heating boiler.

### Services

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

### Viewing

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

### Proof Of Funds

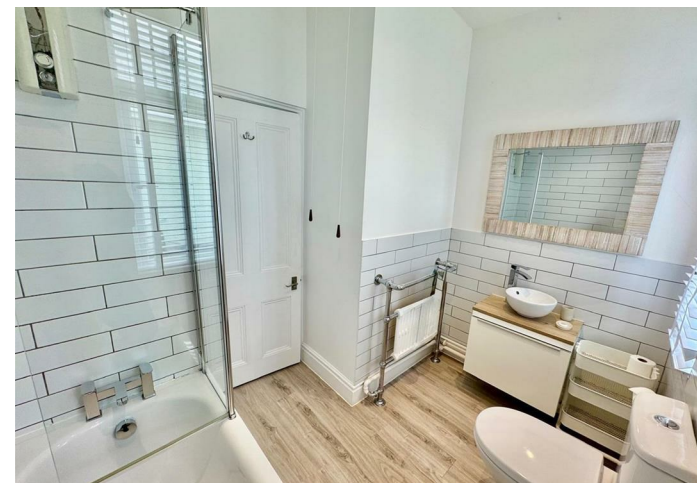
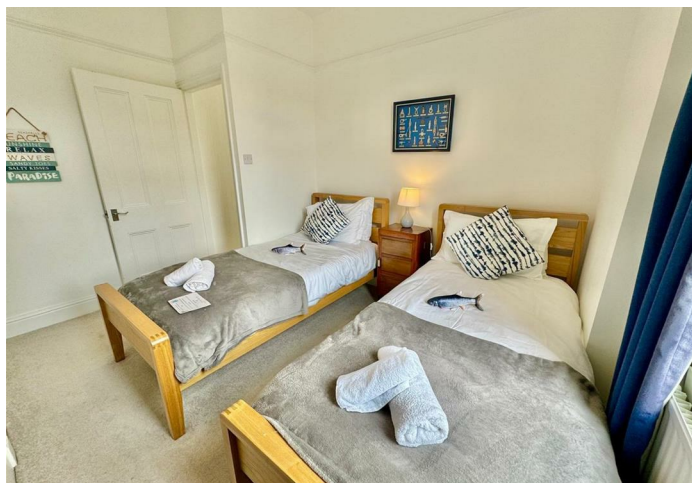
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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.


### Council Tax

The property is currently on Business Rates and is a successful holiday let.

### Directions

Proceed into the village of Deganwy from the direction of Conwy, turn left by the former Deganwy Castle, crossing over the railway line into Marine Crescent and the property will be viewed at the far end on the right hand side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Ground Floor



First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.  
Plan produced using PlanUp.

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