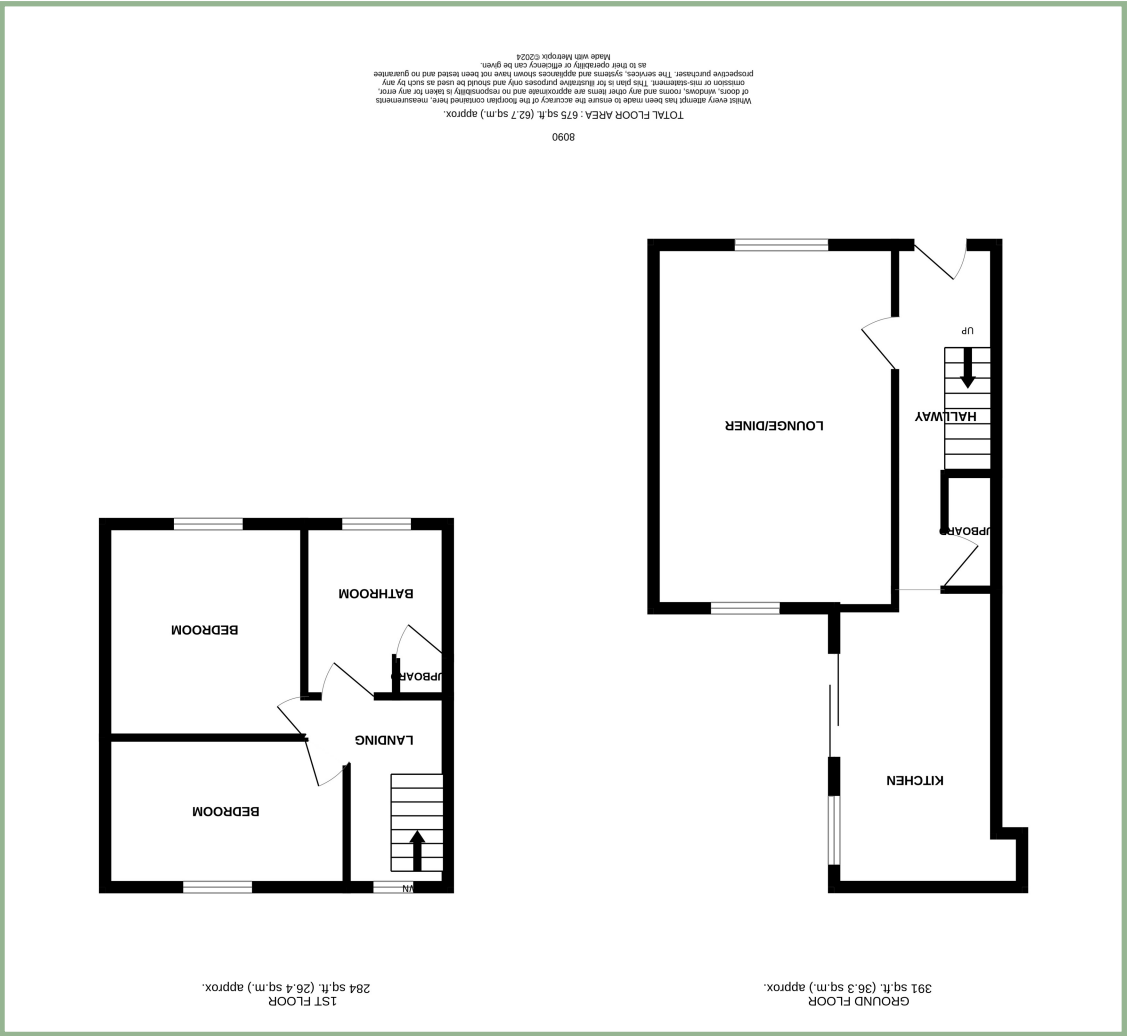


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





# Two Bedroom Semi Detached Home Within The Castle Walls

## Description

A very well presented two bedroom semi detached home situated within the Conwy Castle walls. The property is situated opposite the historic and attractive Plas Mawr Hall and allows for easy access to the shops, cafes, restaurants and harbour.

The extended and well planned accommodation comprises: Entrance hallway with under stairs cupboard, double aspect lounge/diner with electric fire, kitchen with space for a low level fridge, washing machine and dryer and an integrated electric oven and hob and sliding patio doors onto the courtyard. To the first floor: Landing with access to the loft which is fully boarded and accessed via a Slingsby ladder, two bedrooms and bathroom.

UPVC double glazing and gas fired Ideal combination boiler.

To the outside there is on road parking (not allocated to the property) and a timber side gate providing access to the enclosed low maintenance courtyard garden which is mainly laid to flagstones and artificial grass.

- ✓ TWO BEDROOM SEMI DETACHED HOME
- ✓ WELL PRESENTED & EXTENDED ACCOMMODATION
- ✓ SITUATED WITHIN THE CASTLE WALLS
- ✓ ENJOYS VIEWS OVER THE ELIZABETHAN PLAS MAWR HALL
- ✓ SITUATED ON A LOVELY SOUGHT AFTER STREET
- ✓ FREEHOLD
- ✓ NO CHAIN

## Hallway

16' 6" x 4' 10" 5.03m x 1.47m

## Lounge/Diner

17' 4" x 11' 6" 5.28m x 3.50m



## Kitchen

14' 3" x 7' 9" 4.34m x 2.36m



## Store/Recess

4' x 2' 6" 1.22m x 0.76m

## Landing

8' 6" x 7' 5" 2.59m x 2.26m

## Bedroom One

9' 3" x 9' 8" 2.82m x 2.94m



## Bedroom Two

11' 9" x 7' 11" 3.58m x 2.41m



## Bathroom

8' 3" x 6' 10" 2.51m x 2.08m

## Location

The historic walled town of Conwy is located on the banks of the River Conwy and is famous for its Castle and Bridges. There is a busy harbour, marina, 18 hole golf course, wealth of local shops, medical centre, library, banks and schools, and is located on a bus route and railway line. The A55 Expressway for easy access to Chester and motorways is nearby.

## Directions

From our Conwy office proceed down the high street, left onto Crown Lane where number 4 can be found on the right.

Council Tax Band: D (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: D

2 Bedroom Semi Detached House

4 Crown Lane  
Conwy  
LL32 8AN

£235,000

Reference Number: FP8090  
15/7/2024

Fletcher & Poole,  
3 Lancaster Square,  
Conwy, LL32 8HT

Registered Company  
Number 4687367

## Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 583100  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

