



**St. Davids
Commercial**

FREEHOLD

Ref: SD 2191

Investment Premises - £129,950

49/51 Llandudno Road



A fantastic opportunity to purchase a lock-up shop (currently run as Dinerth Store) together with a two bedroom self contained flats situated in a prime spot in Rhos on Sea, near Llandrillo College and 3.6 miles into Llandudno.

FREEHOLD

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CALL US 01492 534881

St. Davids Commercial
Commercial House
17 Coed Pella Road
Colwyn Bay
Conwy
LL29 7BA
VAT Reg No. 490 1639 43

Tel: (01492) 534881
Email: anyone@stdavidsproperty.com
Web: www.stdavidsproperty.com

St Davids Property Management Ltd.
Address as Above
Co. Reg. No. 02625193



ACCOMMODATION

The property comprises: lock-up shop with storerooms to the rear; access to rear courtyard; three parking spaces to the front. The flat comprises: personal entrance with stairs to first floor; lounge with distant views; kitchen-dining room; two bedrooms and bathroom. The flat has the benefit of double-glazed windows and gas central heating.

SHOP: 24'04" x 19'06"

INNER HALL Under stairs meter cupboard, open storage area. Door leading to:

OUTSIDE COURTYARD: Laid to shingle with steps and storage sheds.

STORAGE ROOM 1: 13'1" x 4'7"

STORAGE ROOM 2: 12'2" x 6'4"

SELF CONTAINED FLAT: Front entrance door to the:

VESTIBULE: Tiled floor, inner door to the:

HALLWAY: Access door to the shop, staircase to the:

LANDING Two radiators, access to loft.

LOUNGE 15'2" x 14'1" Including alcove, UPVC double glazed bay window, two radiators, laminate floor.

KITCHEN-DINING ROOM 17'8" x 11'9" Wall and base units, inset single drainer sink, gas cooker point.

DINING AREA - Radiator.

PRINCIPAL BEDROOM: 11'9" x 9'7" Radiator.

BEDROOM 2: 11'9" x 8'0" Radiator.

BATHROOM 8'1" x 7'3" Fully tiled, bath with over the bath shower, pedestal wash hand basin and w.c.

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St David's Commercial has not tested any fixtures and fittings and cannot therefore guarantee they are in working order. Your home is at risk if you fail to keep up repayments on a loan or mortgage secured upon it.

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