



**St. Davids  
Commercial**

**FOR SALE**

Ref: SD 2314

## **Investment / Building - £180,000**

**100 Conway Road, Llandudno**



**FOR SALE BY ONLINE AUCTION: Terms and Conditions Apply for information on T&C please see Pattisons Auctions website.**

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**Freehold. Title Number: WA570527**

**GUIDE PRICE**

**£180,000 GUIDE PRICE**

**CALL US 01492 534881**

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The property is formerly a 7 bedroom house, which has been granted planning in October 2020 to be converted into 3no. one bedroom flats.

The current owners have already begun works to the property, including all roof repairs, facias, guttering, old plaster removed, new joists, lintels, floorings, and work is still ongoing.

The property offers both an excellent development project as well as an ideal investment opportunity once complete.

Please note we have not inspected this property.

## Features

- Substantial three storey property
- Development project
- Planning for conversion to 3no. flats
- Works already begun
- Excellent central location
- Freehold title
- 1862 Square Feet
- EPC Rating D - Available On Request

We are advised the subject property was granted planning permission with conditions on 12/10/20 for the 'change of use from 1 no dwelling into 3 no one bedroom flats'. Planning reference 0/47605. We are advised the seller has already carried out a large amount of works to the property, including:

- All roof repairs carried out
- All facias, guttering repaired
- All new joists replaced, new lintels, new flooring and major works carried out to the back wall
- In the process of replacing the rear flat roof
- All plaster removed down to brickwork and taken away from the site

We are advised that the property is now a blank canvas ready for the first fix of electrics and plumbing. Any potential buyer can carry on with the build as works are continuing.

St Davids Commercial has not checked any fittings or fixtures and therefore cannot 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.

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). St Davids Commercial for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. October 2020. Subject to contract.

## GUIDE PRICE

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