

Ref: SD 2467

## **Investment Property - £475,000**

**Harbour View Chip Shop/Restaurant, Glan-Y-Mor Road, Deganwy, LL31 9RU**



**INVESTMENT PROPERTY**

\r\n

**HARBOUR VIEW CHIP SHOP/RESTAURANT**

\r\n

**GLAN-Y-MOR ROAD**

\r\n

**DEGANWY, LL31 9RU**

\r\n

**FREEHOLD**

**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](mailto:anyone@stdavidsproperty.com)  
Web: [www.stdavidsproperty.com](http://www.stdavidsproperty.com)

**St Davids Property Management Ltd.**

Address as Above  
Co. Reg. No. 02625193



Accommodation circa 1500 square feet with 45 covers. Fully renovated, centrally heated, superb 4 bedroomed living accommodation.

Access is approached via a side entrance with parking for 2 cars, access leads directly to the kitchen which is at rear of property 15'7" x 9'2"

LOUNGE 18' x 15'2", stunning views over the town of Conwy, the Castle and the river.

DINING ROOM 18' x 7', centrally heated

BEDROOM 1 15'7" x 13'2", centrally heated

BEDROOM 2 13'6" x 14'8"

Separate shower room, w.c. and wash hand basin

## SECOND FLOOR

BEDROOM 3 12' x 12'2" maximum

BEDROOM 4 18' x 11'2", maximum views

Ideal as an Airbnb, owner occupier or as a long term let.

## FREEHOLD

£475,000.00

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.

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. April 2023. Subject to contract

**FREEHOLD**