

#### FREEHOLD

Ref: SD 2502

### Prime Corner Located Property - £525,000

1 Mostyn Avenue, Craig-y-Don, Llandudno

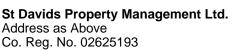


Prime Freehold corner location situated in Craig-Y-Don. Very visual and a one-off opportunity to acquire a fabulous building.

# FREEHOLD FREEHOLD £525,000

# 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





#### ACCOMMODATION

Ground Floor

Extending in total to some 1730 square feet or thereabouts, to include large display areas. Separate W.C. and stock room with inner staircase to

First Floor

Previously used as a sales area for the ground floor, extending to some 1205 square feet.

Second Floor Previously used as living accommodation and sales area, extending to some 1205 square feet.

EPC Rated E until 2033.

Viewings by appointment only.

FREEHOLD £525,000.00

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.

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