



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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8A, Bangor Road, Conwy, LL32 8BT

- **** Lucrative investment opportunity ****
- 4 Bedroomed residential accommodation above - vacant on completion
- **** Viewing highly recommended ****
- Gas central heating
- Potential for Airbnb (holiday let) or a permanent tenant
- Ground floor retail premises - current rental contract in place
- Prominent position & located within the town walls of Conwy
- uPVC Double glazing
- Excellent transport links to the A55

****** A prime mixed use property located in the heart of Conwy's Town Centre, with a lucrative investment opportunity. This multi-use building boasts a retail shop with a current lease, ensuring a stable income stream. Above sits a large four bedroom residential dwelling, which offers additional rental potential. The property is situated in a bustling location, benefits from high footfall, in which would generate a strong yield, making it an attractive proposition for savvy investors seeking a diversified and resilient investment in a thriving community, with the Conwy Estuary, Harbour Marina, Golf Course, and a wealth of local shops on its doorstep this property has it all.

Viewing is highly recommended. From this visit you will be able to see just how special the position and space this property has to offer. A fantastic opportunity to own a property within the walls of Conwy Castle and the historic charm of Conwy.

COMMERCIAL / RETAIL AREAS

SHOP FRONT / RECEPTION AREA

INNER HALLWAY

BEAUTY ROOM ONE

BEAUTY ROOM TWO

WASH AREA

W.C

SMALL REAR YARD

RESIDENTIAL ACCOMMODATION

Entrance hall accessed through a White Upvc Double glazed door. Black and White Victorian style quarry tiled floor. Carpeted stairs and wooden spindled balustrade.

LOUNGE

14'8" x 10'8" (4.48m x 3.26m)

Double aspect Upvc double glazed windows, Feature fire place with electric fire. Radiator, lighting and power sockets.

KITCHEN / DINER

12'7" x 12'2" (3.84m x 3.72m)

A range of base and wall units, space for washing machine, oven and fridge/freezer. Combi Boiler, radiator, sink and drainer. Upvc double glazed window.

DINING ROOM / BEDROOM FOUR

11'6" x 8'9" (3.51m x 2.68m)

Original Victorian feature fire place, radiator, lighting and power sockets.

BATHROOM

7'7" x 6'5" (2.33m x 1.97m)

White three piece bathroom suite comprising bath, pedestal sink and W.C. Tiled splash backs, lighting and radiator.

STAIRS TO SECOND FLOOR LANDING

BEDROOM ONE (MASTER)

14'4" x 13'10" (4.39m x 4.24m)

Built-in wardrobes, Upvc double glazed window, radiator, lighting and power sockets.

EN-SUITE BATHROOM (JACK & JILL STYLE)

7'5" x 5'11" (2.28m x 1.82m)

Shower enclosure, wall mounted sink, W.C and towel rail.

Door to second floor landing.

BEDROOM TWO

10'8" x 8'7" (3.26m x 2.64m)

Double bedroom with double aspect Upvc double glazed window, radiator, power sockets and lighting.

BEDROOM THREE

8'9" x 8'8" (2.67m x 2.65m)

Double bedroom with Upvc double glazed window, radiator, power sockets and lighting.

MISREPRESENTATION ACT

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by



inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct, but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Jones Peckover, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property, and these particulars do not constitute an offer or contract. Certain boundary lines may not accord with those identified on the plans accompanying this brochure and some internal divisions may have been removed since the Ordnance Survey compiled the relevant Map Editions.

SERVICES

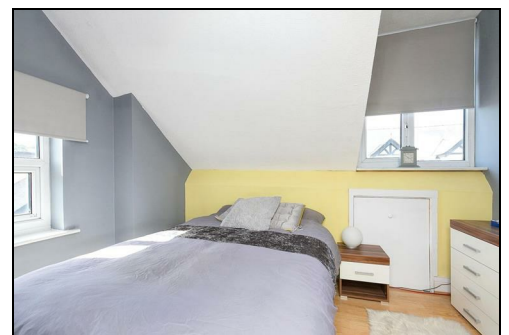
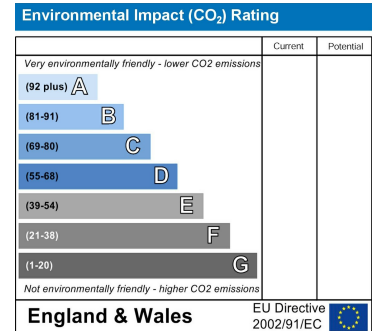
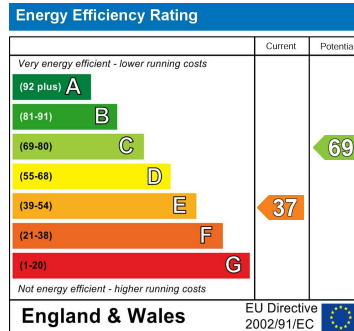
Mains electricity, gas, water and drainage are connected to the property. None of the services have been tested for capacity or correct functioning, potential purchasers should satisfy themselves entirely regarding these matters.

VIEWING

By arrangement with the Agents, Jones Peckover
61 Market Street,
Abergele,
Conwy
LL22 7AF.

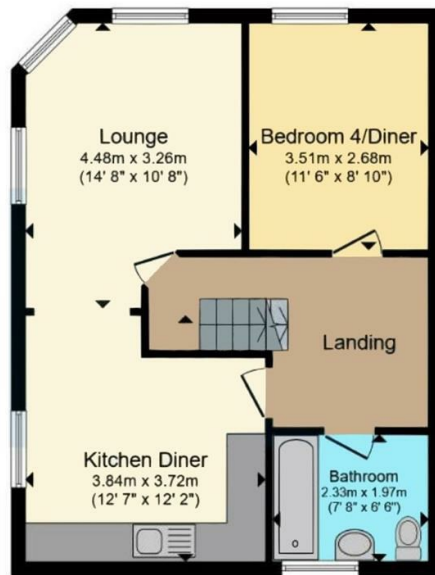
LOCATION

Conwy is located on the banks of the River Conwy and is famous for its Thirteenth Century Castle bringing in a high level of Tourism throughout the year. The A55 North Wales expressway is easily accessed and is situated on the main bus route.

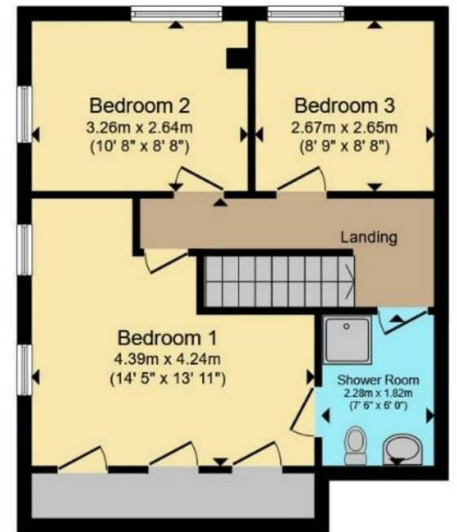




Ground Floor



First Floor



Second Floor

Total floor area 147.8 sq.m. (1,591 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

