



## 2-4 Mona Street

, Amlwch, LL68 9AN

Offers In The Region Of £225,000





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## A Former Dwelling

Not Presently habitable and in need of full refurbishment.

### Front Living Area One

15'2" x 11'5" (4.63 x 3.50)

Having a wide front bay window, impressive polished slate fireplace surround with tiled inlay. Wide opening to:

### Living Area Two

14'9" x 13'4" (4.50 x 4.08)

With former fireplace inglenook, Sky light.

### Potential Bathroom

13'1" x 9'3" (4.00 x 2.84)

### Rear Scullery

14'11" x 5'6" (4.57 x 1.68)

With door to the rear yard/passageway, stairs to the first floor.

### Room Three

10'3" x 9'0" (3.13 x 2.76)

### First Floor Landing

And extending over the adjoining charity shop. 'Dog-leg' staircase to the second floor.

### Room Four (front)

15'0" x 10'11" (4.58 x 3.33)

### Room Five (front)

10'3" x 10'3" (3.14 x 3.14)

### Room Six (front)

15'2" x 10'11" (4.64 x 3.35)

### Room Seven (rear)

14'9" x 13'0" (4.50 x 3.98)

With dual aspect windows and overlooking the church.

### Room Eight (rear)

14'11" x 10'10" (4.55 x 3.32)

### Former Bathroom

9'8" x 4'7" (2.96 x 1.42)

### Attic Floor Landing

With eaves storage cupboards to either side.

### Room Nine

15'4" x 11'2" (4.69 x 3.41)

### Room Ten

15'3" x 10'9" (4.65 x 3.28)

Through access to:

### Room Eleven

15'5" x 10'11" (4.71 x 3.33)

### Shop Units

Both presently let.

### Shop One

Currently let on a 'rolling' contract at £200 per month to a charity, extending to 36 square meters with good frontage to Mona Street and with staff toilet.

### Shop Two

Currently let to a hairdressing business on a 'rolling' contract @ £300 per month. Extending to approximately 40 square meters with good frontage to the A5025 and staff toilet provided.

### Outside

A wide rear passageway gives front access onto Dinorben Square as well as to a spacious open parking area which has access onto the A5025. This area could be made larger with the demolition of an existing outbuilding which is in a derelict condition.

### Services

Mains water, drainage and electricity previously provided but not connected.  
Gas available on the street.

### Tenure

The whole property is understood to be freehold and this will be confirmed by the vendor's conveyancer.

### Energy Performance Certificate

Awaiting band

### Council Tax Band

Former Dwelling band- awaiting and presently deleted

Shop One: Rateable value £4550

Shop Two: Rateable value £4800

### Planning Considerations (PA 11C433B)

Planning consent was approved on the 21st May 2010 for the conversion of the dwelling into 4 studio apartments and 2 one bedroom flats. Work then commenced but it is not known if adequate work has been undertaken to make this planning consent ongoing. Purchaser's should make their own enquiries on all matters.

The vendor is of the opinion that a more suitable use for the former dwelling would be for a 3 bedroom house, and 3 apartments.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Egerton Estates Office on 01248 852177 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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