



## 18 Denbigh Street

Llanrwst LL26 0LL

£75,000

FOR SALE BY AUCTION - A superb town centre 3 storey premises comprising shop premises and 2 storey apartment above.

AUCTION DATE 27th JUNE 2024 - TOWN AND COUNTRY PROPERTY AUCTIONS - 17.30PM - 20.55PM

Ideal opportunity for owner occupier or investment property with good source of income. Ground floor shop with lower ground floor basement room, rear office/ store with WC. 2 bed maisonette arranged over two floors offering spacious living accommodation. Convenient and prominent setting.

Occupying a prominent location just off the main square in this bustling market town in the beautiful Conwy Valley



Tel: 01492 642551

<https://www.iwanmwilliams.co.uk>





## Location

Town centre in a prominent shopping area - Llanrwst has a range of shops and services for everyday needs, ideally situated for the busy tourist attractions such as Zipp World, Parc Snowdonia and Betws Y Coed.

Ground Floor Retail Premises - Comprising:  
Traditional shop frontage with splayed access

Shop front retail area:

16'5" x 11'2" (5 x 3.4)

Large display window to front elevation, spotlighting, built-in electric meter cupboard, trap door and stair case leading down to:

Basement Room:

13'9" x 10'6" (4.2 x 3.19)

Strip and spotlighting connected, night storage heater, power points.

Rear office/ Store Room:

12'2" x 8'9" (3.7 x 2.67)

Former fireplace surround, window to rear elevation, telephone point, single drainer sink.

W.C:

Low level suite and wash basin

Door to rear Hall:

With outside door leading to first floor maisonette

Hallway:

Staircase leading off to second floor level

Living Room:

13'10" x 12'4" (4.22 x 3.76)

Plus bay window overlooking front of property, night storage heater, under stair storage cupboard, picture rail, dimmer switch, coving





#### Bathroom:

3 Piece suite comprising half sunken bath, with mixer tap shower adaptor, shower cubicle housing mains shower system, glazed door and vanity wash hand basin unit, mirror, light and shaver point, night storage heater.

#### W.C.:

Low level suite

#### Walk in Utility area:

Plumbing for automatic washing machine, hot water cylinder with immersion heater.

#### Second Floor:

##### Bedroom No 1:

13'1" x 11'6" (3.99 x 3.51)

Window overlooking front, night storage heater, picture rail, T.V point.

##### Dining Kitchen:

12'4" x 13'5" (3.75 x 4.09)

Fitted base and wall units with worktops and back board, stainless steel double oven and ceramic hob, stainless steel extractor hood above, single bowl sink and drainer, built-in dishwasher and fridge, double glazed sash window to rear, T.V point, telephone point, night storage heater.

#### Staircase:

Leading off from landing to:

##### Attic Room/ Bedroom No 2

21'4" x 10'5" (6.5 x 3.17)

Window to rear elevation, T.V point .En-suite shower room with low level W.C, pedestal wash hand basin, shower cubicle, velux double glazed window

#### Services:

Mains water, electricity and drainage is connected to the property.

#### Council Tax:

Council Tax Band C

#### Viewing:

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)

#### Proof of I.D:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.


#### Method of Sale:

**FOR SALE BY AUCTION - TOWN AND COUNTRY -** 08003345090. Email - [info@tcpa.co.uk](mailto:info@tcpa.co.uk). Auction date 27th June 2024 bidding opens 17.30pm and closes 20.55pm. Please contact Town and Country for further information.

#### Unconditional Buyers Premium:

Buyers premium applies upon the fall of the hammer, the purchaser shall pay a 5% deposit and a 5% + VAT (subject to a minimum of £5000 + VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the property/lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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