



## 23 Denbigh Street

Llanrwst LL26 0LL

£285,000

A substantial town centre mixed use premises providing superb investment or owner occupier opportunity. Renovated, re-furnished and beautifully presented property in prominent central location.

Viewing Highly Recommended.

Inner-terrace property with main accommodation over 4 floors, comprising ground floor retail premises together with WC and kitchen facilities, basement storage, self-contained 5 bedroom living accommodation above with separate rear access. Extensively and re-furnished by the present owners.

The upper level accommodation is currently let as holiday accommodation and yields substantial income on an all year round basis.



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





## Location

Occupying a prominent town centre setting with large display frontage onto Denbigh Street, close to other popular retail shops, car park and co-op supermarket. Llanrwst is a historic market town located within the beautiful Conwy Valley.

### Accommodation:

The accommodation affords: (approximate measurement only)

#### Ground Floor

##### Retail Premises:

Extending to approximately 740sq ft (69m<sup>2</sup>) with 4.5m wide shop frontage onto Denbigh Street. Formerly used as opticians the premises are suitable for all retail (A1) or office type use (A2) - (subject to any consent required)

The premises include private offices, consulting room, kitchen and WC facilities. The ground floor also benefits from air conditioning and heat exchange system. Door and steps lead down to large basement rooms for storage.

##### Separate rear access leads to:

Self-contained 5 bedroom maisonette via an enclosed courtyard and secured storage area.

##### Covered Rear Entrance:

Through access leading to courtyard with seating area, low level area with bicycle and boot store room. Door leading to:

##### Ground Floor Entrance Room & Utility:

12'9" x 9'4" (3.89m x 2.85m)

Slate Floor; inglenook former fireplace; staircase leading up to first floor level.

##### First Floor Landing:

##### Bathroom:

3 piece suite comprising corner bath, shower cubicle, pedestal wash hand basin and low level WC; wall mounted central heating boiler; column radiator; towel rail.

##### Inner Hallway:

Oak flooring; bespoke understairs storage cupboard; window seating extending across; radiator; staircase leading off to second floor level.





## Large Open Plan Lounge, Kitchen and Dining Area:

### Lounge and Dining Area:

18'4" x 14'7" (5.6m x 4.46m)

Oak flooring; feature stone fireplace surround; wall TV point; bespoke low level window seating in box bay to front; radiator; corner dining area with fitted pews and seating.

### Kitchen:

12'7" x 7'9" (3.85m x 2.37m )

Fitted range of base and wall units with complimentary worktops; two integrated stainless steel ovens; ceramic hob; glass and stainless steel canopy extractor above; single drainer sink with mixer tap; plumbing for dish washer; large breakfast bar with radiator below; space for fridge-freezer.

### Staircase leading up to:

#### Second Floor Landing

Sash window overlooking rear; further staircase leading up to third floor level.

#### Bedroom 1:

12'3" x 9'4" (3.75m x 2.85m)

Radiator; sash window overlooking rear of property.

#### Bedroom 2:

16'11" x 7'9" (5.16m x 2.37m )

Sash window to front elevation; radiator.

#### En-suite Shower Room:

Corner shower; pedestal wash hand basin; low level WC; mirror and light.

#### Bedroom 3:

12'11" x 6'10" (3.94m x 2.09m)

Overlooking front elevation; radiator.

#### Shower Room:

Corner shower enclosure; pedestal wash hand basin; low level WC; chrome heated towel rail; mirror and light.

### Staircase leading off to:

#### Third Floor Small Landing

#### Bedroom 4:

14'3" m x 8'4" (4.35 m x 2.55m)

Velux style window overlooking front; built-in wardrobe; radiator.

#### Bedroom 5:

9'1" x 8'0" (2.78m x 2.44m)

Twin room with velux style double glazed window overlooking rear; radiator.

### Services:

Mains water, electricity, gas and drainage connected to the property. Ground Floor has heat exchanger and air conditioning unit. Maisonette above has gas fired central heating.

### Council Tax:

Band - TBA

Rateable value - TBA

### Viewing Llanrwst

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)

### Directions:

From the agents office continue up Denbigh Street and the property will be viewed a short distance on the left hand side.

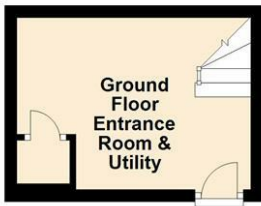
### Proof Of Funds

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.

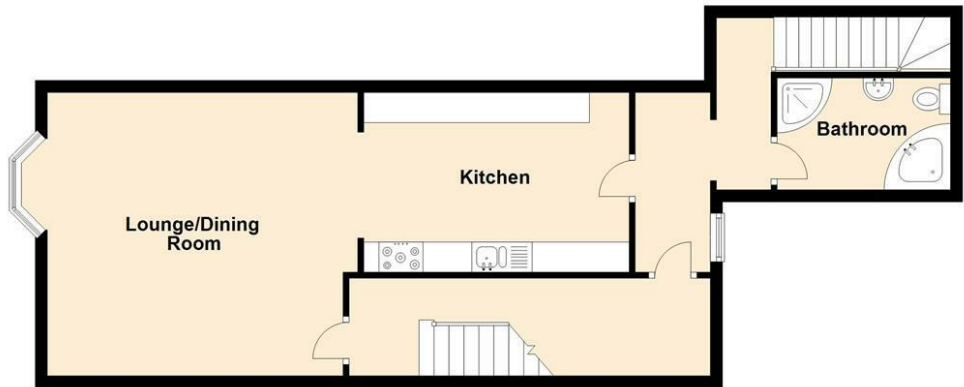


| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 71                         | 76        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

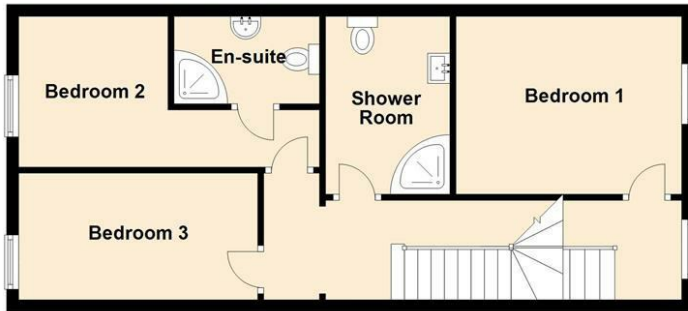
Ground Floor



First Floor



Second Floor



Third Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

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.

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