



STERLING

ESTATE AGENTS & VALUERS

**Maelgwyn House 174a Conway Road, Llandudno Junction
Conwy LL31 9DU**



Asking Price £195,000

Maelgwyn House 174a Conway Road, Llandudno Junction, Conwy LL31 9DU

Occupying a prominent main road position in the centre of Llandudno Junction, a large three storey property arranged as a vacant 4 BEDROOM FIRST & SECOND FLOOR MAISONETTE together with a GROUND FLOOR TANNING SALON currently let.. Of particular note is the LARGE GARAGE at the back of the property. The maisonette has its own access and affords KITCHEN on the GROUND FLOOR, FIRST FLOOR LOUNGE, BEDROOM and BATHROOM with 3 BEDROOMS on the Top Floor. The maisonette has electric radiators, is double glazed and has an EPC rating of F32 Potential 80C. The ground floor Salon has a floor area of 49 sq. metres and an EPC rating of 63C. Ref CB7665

Entrance

Double glazed front door off the side elevation to SMALL HALL

Kitchen

13'8 x 8'5 (4.17m x 2.57m)

Stainless steel sink unit, base cupboards and drawers in a beech style with black work top surfaces, double glazed, gas central heating boiler, wall units, plumbing for washing machine

First Floor

Stairway off the Hall to First Floor and Landing, wide fitted bookshelf unit

Large Lounge

16'8 x 14'2 (5.08m x 4.32m)

Stone effect polished fireplace with electric fire, 3 double glazed windows, electric radiator

Bedroom 4

12'3 x 10'1 (3.73m x 3.07m)

Double glazed window to rear aspect, dado rail, electric radiator

Large Bathroom & Shower

12'2 x 9'4 plus 5'5 x 4'9 (3.71m x 2.84m plus 1.65m x 1.45m)

Panel bath, pedestal wash hand basin, w.c, expelair extractor fan, electric radiator, double glazed, fitted cupboard, Shower Recess off

Top Floor

Stairway off the First Floor Landing to Top Floor Landing, wide fitted bookshelf unit

Bedroom 1

17'3 x 12'6 (5.26m x 3.81m)

Electric radiator, 2 double glazed windows, dressing table, 2 fitted double door wardrobes and single wardrobe cupboard, fitted corner units

Bedroom 2

18'1 x 8'3 (5.51m x 2.51m)

Double glazed window to side, electric radiator, fitted shelving, 2 cupboards

Bedroom 3

12'1 x 9'8 (3.68m x 2.95m)

Double glazed velux window, radiator

Outside

Excellent Double Garage at the back of the property with up and over door, walled patio garden

The Salon

A double fronted shop unit fronting the main Conwy Road in the centre of the village having a total of 49 square metres and a commercial epc rating of 63C. The shop is currently let on a 5 year lease at £500 pcm expiring in July 2025.

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		32	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		38	80
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES;

Viewing Arrangements By appointment with Sterling Estate Agents on **01492-534477**
 e mail **sales@sterlingestates.co.uk** and web site **www.sterlingestates.co.uk**

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on **01492-534477** or by e mail on **sales@sterlingestates.co.uk** to make an appointment for one of our Valuers to call. This is entirely without obligation.

Why not search the many homes we have for sale on our web sites - **www.sterlingestates.co.uk** or alternatively **www.guildproperty.co.uk** These sites could well find a buyer for your own home.

No fee mortgage brokerage service

As a member of The Guild of Professional Estate Agents, Sterling Estates have access to The Guild of Professional Estate Agents Mortgage Services.

- NO FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm
 Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



t: 01492 534477

www.sterlingestates.co.uk

YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

The FSA does not regulate most buy to let mortgages.

The Guild of Professional Estate Agents Mortgage Services is provided by London & Country Mortgages Ltd, Beazer House, Lower Bristol Rd, Bath, BA2 3BA who are authorised and regulated by the Financial Services authority, FSA number 143002