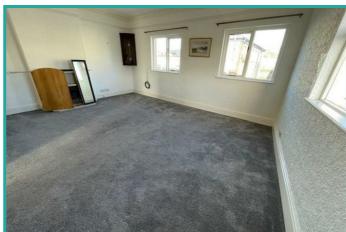


## Maelgwyn House 174a Conway Road, Llandudno Junction Conwy LL31 9DU







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 an 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

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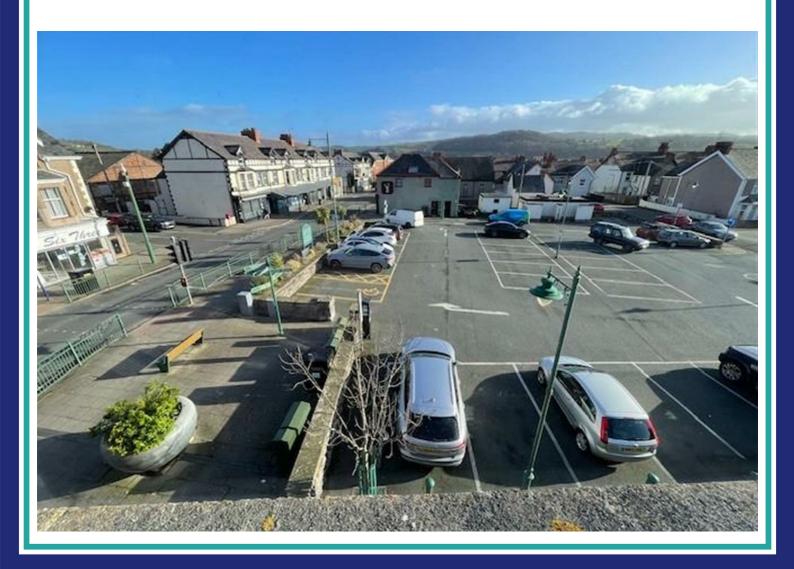
Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport 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.







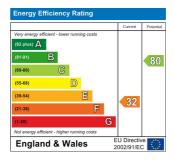


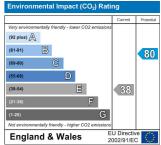












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