

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



Asking Price £210,000

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.

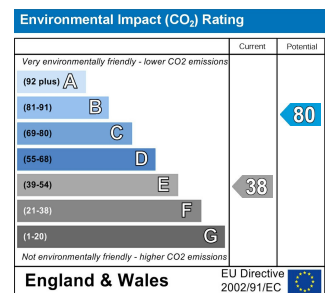
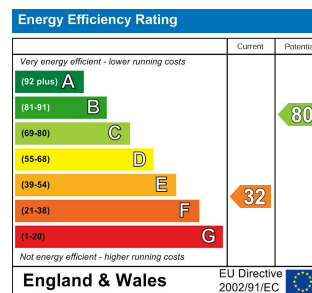
AGENTS NOTE

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