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www.fletcherpoole.com

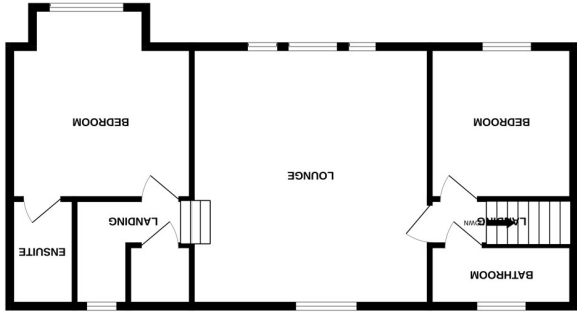
Fletcher & Poole



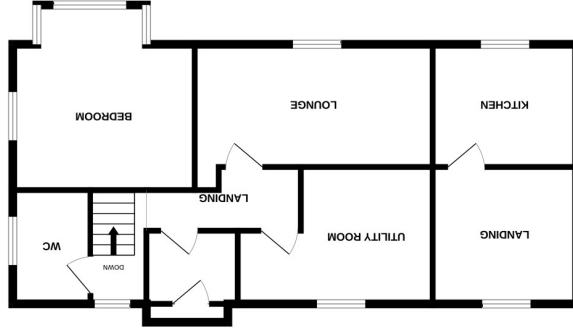
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025

TOTAL FLOOR AREA : 2165 sq.ft. (201.1 sq.m.) approx.

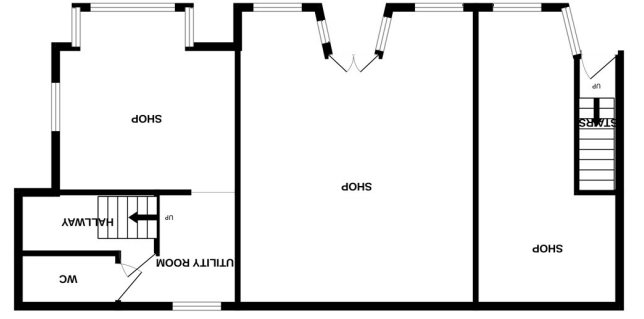
FP8515



2ND FLOOR  
698 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



GROUND FLOOR  
763 sq.ft. (70.9 sq.m.) approx.





# SUBSTANTIAL END TERRACE PROPERTY WITH SHOP & LIVING ACCOMMODATION

## Description

An attractive and substantial end terrace building consisting of a double fronted shop and two self contained apartments. Highbury is situated in the centre of the village within minutes walk of the promenade and provides a new owner with a wealth of options. The shop premises has had a variety of businesses over the years, most recently being run as a café.

The accommodation which is laid over three floors comprises: Shop divided into three areas with access into a utility room and W.C. The living accommodation which can be either used as one whole living space or divided into two apartments comprises: Two separate entrances to either side of the building: Inner hallway with stairs to the first floor accommodation: Landing, Kitchen, utility room, lounge, inner hallway, store room, bedroom and toilet. To the second floor: Landing, lounge, bedroom with ensuite shower room, a second bedroom and bathroom.

Part UPVC double glazing and part timber glazing, and gas central heating.

- ✓ SUBSTANTIAL END TERRACE BUILDING
- ✓ GOOD SIZE SHOP WITH VERSATILE ACCOMMODATION ABOVE
- ✓ SITUATED IN THE HEART OF THE VILLAGE
- ✓ WITHIN MINUTES WALK OF THE SEA AND PROMENADE
- ✓ FREEHOLD
- ✓ NO CHAIN

## Shop Area One

20' 3" x 9' 9" 6.18m x 2.97m

## Shop Area Two

20' 4" x 16' 2" 6.19m x 4.94m



## Shop Area Three

13' 3" x 10' 4.05m x 3.05m

## Utility Room

## Toilet

## Lounge

16' 10" x 9' 8" 5.13m x 2.95m

## Kitchen

10' 4" x 10' 3.14m x 3.04m



## Utility Room

16' 8" x 10' 2" 5.09m x 3.09m

## Bedroom Two

14' 10" x 9' 4" 4.53m x 2.84m

## Toilet

## Landing

## Lounge

21' 1" x 17' 1" 6.42m x 5.21m



## Bedroom One

16' 7" x 10' 1" 5.04m x 3.07m



## Ensuite

## Bedroom Three

12' 5" x 10' 2" 3.78m x 3.11m

## Bathroom

12' 5" x 10' 2" 3.78m x 3.11m

## Location

Highbury is located in the centre of the village of Llanfairfechan, which benefits from a range of local shops, medical centre, library, beautiful sandy beach and nine hole golf course. It is approximately 7 miles from the walled town of Conwy and 8 miles from the University of Bangor.

## Directions

From our Conwy office proceed along the A55 in the direction of Bangor. Take the third exit off for Llanfairfechan. Turn right at the traffic lights, proceed down the road for a short distance where Highbury can be found on the left.

Council Tax Band: TBC (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: TBC

Tenure: Freehold

Shop & Two Self Contained Apartments

Highbury  
Station Road  
Llanfairfechan  
LL33 0AN

£220,000

Reference Number: FP8515  
24/11/2025

Fletcher & Poole,  
3 Lancaster Square,  
Conwy, LL32 8HT

Registered Company  
Number 4687367

## Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 583100

fax: 01492 583616

email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)

web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

