



42 Station Road
Llanrwst LL26 0BT



42 Station Road

Llanrwst LL26 0BT

£80,000

FOR SALE BY AUCTION

An attractive double-fronted property, formerly occupied as a dental practice, offering spacious and versatile accommodation arranged over two floors

Date of Auction : 28th October 2026

The building provides an excellent opportunity for continued commercial or professional use, whilst also offering potential for conversion to residential or alternative uses, subject to obtaining all necessary planning and other consents.

The property has an appealing traditional façade with attractive sash-style windows and retains a number of character features internally, including a substantial staircase and well-proportioned rooms. The accommodation is extensive and currently arranged as a series of reception, consulting and office rooms together with ancillary accommodation, kitchen and WC facilities.

The building benefits from electric night storage heating and has entrances to both the front and rear. To the rear is a paved courtyard area providing useful outside space and secondary access.

Auction date - 28th October 2026



Location

Occupying a prominent and highly convenient position on the outskirts of the town centre, the property is within easy, level walking distance of shops, services and other amenities. A large public car park and bus stop are located immediately nearby, adding considerably to its convenience for commercial, professional or community use.

A substantial and adaptable property representing a superb redevelopment or investment opportunity, with considerable scope for a variety of future uses, subject to the appropriate consents

The Accommodation Affords:
(Approximate measurements only)

Front Entrance

Covered front entrance to Reception Hall with staircase leading off to first floor level, night storage heater.

Room 1 11'0" x 10'5" (3.36m x 3.18m)

Built-in storage cupboard, window overlooking front of property.

Room 2 11'2" x 8'9" (3.41m x 2.67m)

Sash window overlooking front of property.

Cloak Room

Low level w.c. washbasin, night storage heater.

Rear Reception Room 12'10" x 14'2" (3.93m x 4.34m)

Side entrance door, night storage heater.

Rear Waiting Room 12'9" x 13'5" (3.91m x 4.11m)

Former recessed fireplace, night storage heater, window overlooking side elevation.

Kitchen 7'0" x 6'11" (2.15m x 2.11m)

Base unit with inset sink, plumbing for washing machine.

Rear Hallway

Staircase leading off to first floor level, night storage heater.



Rear Wash Room

Fitted worktop and base cupboards, low level sink and wash basin, night storage heater, wall mounted hot water boiler, extractor fan.

First Floor Landing

Spacious landing, window overlooking front.

Room 3 10'5" x 12'3" (3.19m x 3.75m)

Sash window overlooking front elevation, night storage heater.

Room 4 12'4" x 9'1" (3.78m x 2.77m)

Sash window overlooking front, night storage heater.

Room 5 14'9" x 14'2" (4.52m x 4.34m)

Overlooking side elevation, night storage heater.

Rear Landing

Room 6 9'10" x 11'5" (3.0m x 3.5m)

Sash window overlooking side elevation, night storage heater.

Rear Store Room 8'3" x 8'5" (2.53m x 2.57m)

Overlooking rear elevation, range of shelving and built-in hot water cylinder cupboard.

Outside

To the front there is a small narrow strip with wrought iron railings, gate leads from front or side elevation with high perimeter walled boundary, enclosing a flagged courtyard area.

Services

Mains water, electricity, gas and drainage are connected to the property.

Tenure:

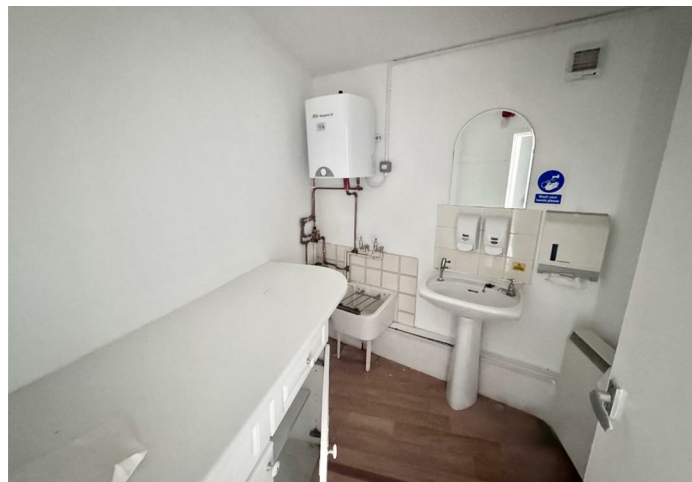
Freehold - Vacant possession on completion.

Auction Date:

28th October 2026.

Auctioneers:

Town and Country Auctioneers, Regus House, Herons



Way, Chester, CH4 9QR. Telephone: 0800 334 5090. Please contact the Auctioneers to register interest and request Auction pack.



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

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 option must be treated as given on the same basis as these particulars.

Iwan M Williams Estate Agents

5 Denbigh Street
Llanrwst
Conwy
LL28 0LL

Tel: 01492 642551
Email: enq@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

