



PANTERA
PROPERTY

FOR SALE



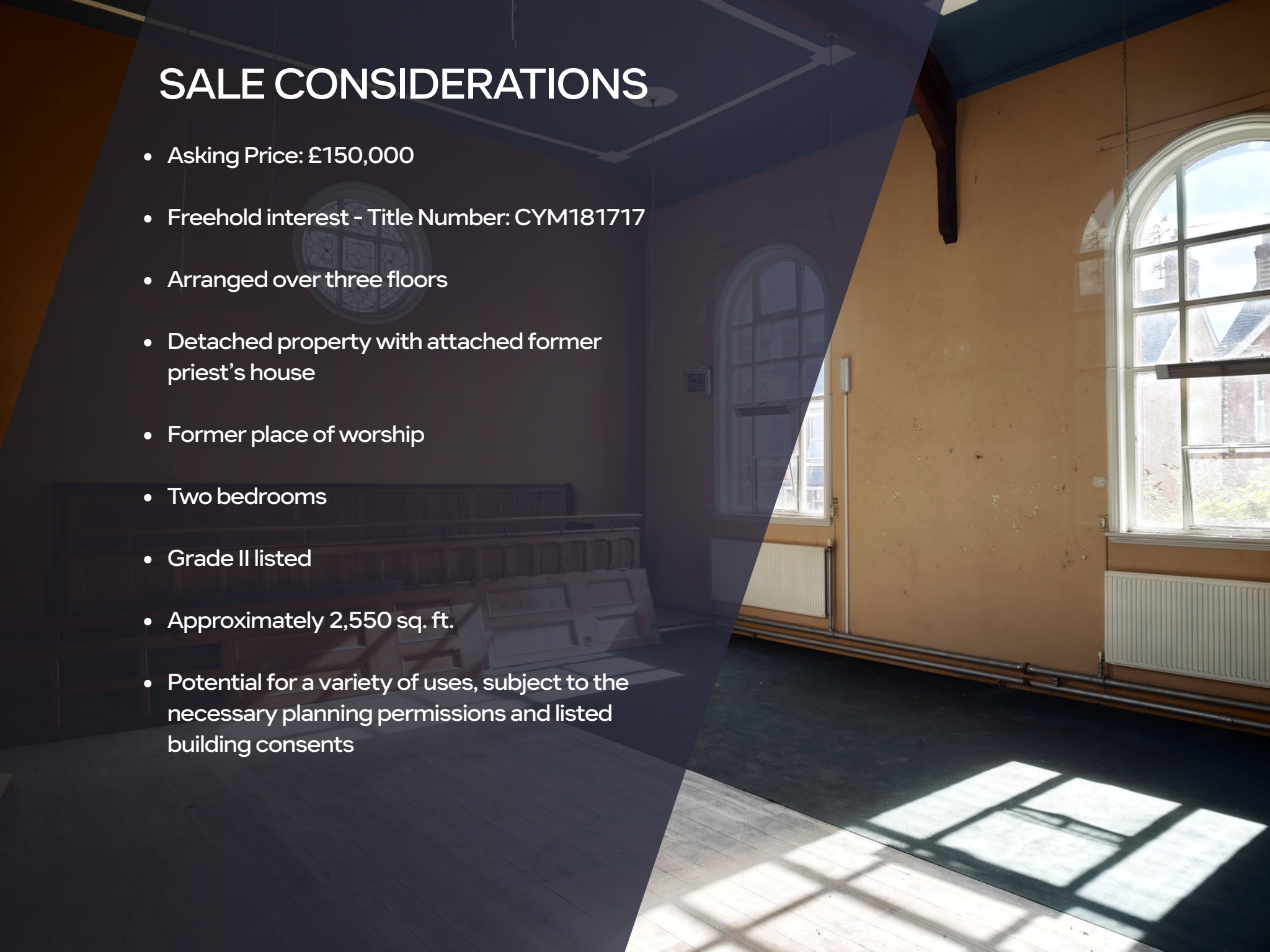
21 Erskine Road, Colwyn Bay, LL29 8EU

Asking Price: £150,000

Grade II listed former place of worship with attached priest's house.

SALE CONSIDERATIONS

- Asking Price: £150,000
- Freehold interest - Title Number: CYM181717
- Arranged over three floors
- Detached property with attached former priest's house
- Former place of worship
- Two bedrooms
- Grade II listed
- Approximately 2,550 sq. ft.
- Potential for a variety of uses, subject to the necessary planning permissions and listed building consents

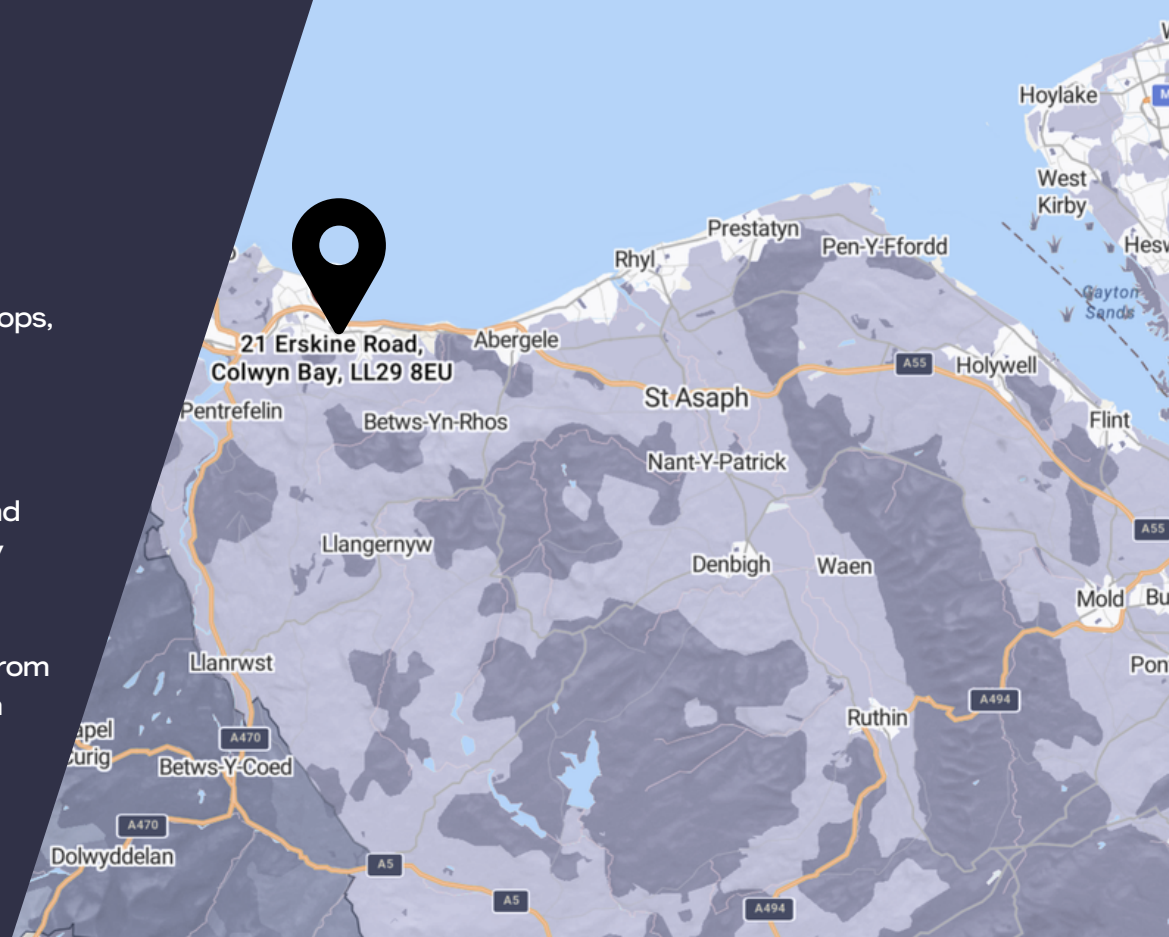


LOCATION

The property is situated on Erskine Road in the established coastal town of Colwyn Bay, North Wales. The location is predominantly residential and lies within close proximity to Colwyn Bay town centre, providing access to a range of shops, services and local amenities.

The property benefits from good road connectivity, with convenient access to the A55 North Wales Expressway, providing connections west towards Llandudno, Conwy and Bangor and east towards Chester and the wider motorway network.

Colwyn Bay railway station is located approximately 1 km from the property and provides regular services along the North Wales Coast Line, offering connections to destinations including Chester, Manchester and London.



ROAD CONNECTIONS

Colwyn Bay Town Centre
5 mins

A55
5 mins

Rhos-on-Sea
10 mins



Llandudno
15 mins

Conwy
20 mins

Chester
45 mins



RAIL & AIR LINKS

Colwyn Bay Station
5 mins

Llandudno Junction
15 mins

Chester
45 mins



Liverpool John Lennon Airport
30 mins

Manchester Airport
1 hr 15 mins

London
approx. 3 hrs



DESCRIPTION

The property is arranged over three floors and offers approximately 2,550 sq. ft. of accommodation, providing two bedrooms. The property offers potential for a variety of alternative uses, subject to obtaining any necessary planning permissions and listed building consents.

The property provides a versatile layout comprising a large central hall, lounge, two kitchen areas and a number of bathroom/WC facilities to the ground floor, with two bedrooms to the first floor. The basement provides two separate cellar areas offering additional storage space.

The property provides an excellent opportunity to add value through modernisation and refurbishment, subject to the necessary consents.

The property is owned on a Freehold basis,
Land Registry Title Number CYM181717



PRICE

Asking Price of £150,000, subject to contract and exclusive of VAT if applicable.

EPC

Updated EPC is awaited.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



CONTACTS



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PROPERTY**



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DISCLAIMER

Pantera Property for themselves and for the vendors of this property give notice that:

These particulars are intended only as a guide and must not be relied upon as statements of fact.

Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive.

Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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