

5 Vale Road

Llandudno Junction LL31 9SH

£149,950





An appealing investment opportunity, this two-storey corner property is currently arranged as two self-contained one-bedroom flats, complemented by off-road parking and a sizeable garden.

Council Tax: A - EPC: D- Tenure: Freehold

Occupying a convenient and accessible position, the property is within level walking distance of Lidl and other local shops. The historic walled town of Conwy and the popular RSPB nature reserve are also within a short walk, adding to the appeal of the location.
Benefiting from uPVC double glazing and central heating, the accommodation would benefit from some modernisation, providing purchasers with the opportunity to update and enhance the interiors.

The existing arrangement offers potential for those seeking a residential investment in a well-connected location.

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IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

Located within level walking distance to the centre of Llandudno Junction which has a variety of local shops and amenities. It is located in the vicinity of the railway station and bus route and is very close to the A55 Expressway for easy access to Chester and the motorways. The castle town of Conwy is just a short distance away with the bigger towns of Llandudno and Colwyn Bay close by.



Accommodation:

Ground Floor Flat:

Lounge:
10'6" x 11'6" (3.22m x 3.51m)

Dining Kitchen
9'10" x 9'6" (3 x 2.92)



Inner Hallway:

Bedroom:
10'2" x 9'1" (3.1m x 2.78m)
With door to rear.

Bathroom:
9'10" x 508'6" (3m x 155m)

First Floor Flat:

Approximate measurements only:
The flat extends to approximately 34.12sqm.

Ground Floor Entrance

Reception Hall:

Landing:

Lounge:

Kitchen:

Bedroom:

Bathroom:

Outside
Large corner plot with gated driveway allowing access to gravelled hardstanding for parking. The property has sizeable front and side grassed gardens and established hedging providing good privacy.

Services
Both Ground and First Floor Flats have the benefit of Central Heating and double glazing. Mains water, electricity. gas and drainage are connected and each flat benefits from a separate supply.

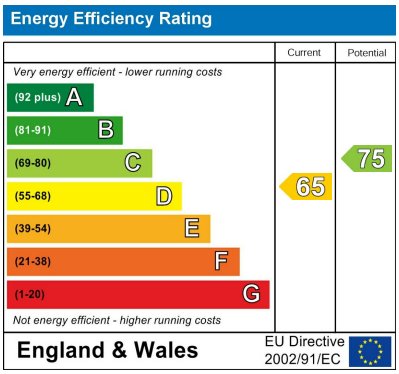
Tenure
The property as a whole is Freehold.
Vacant possession available for the Ground Floor Flat.
First Floor Flat is occupied by a tenant on a Standard Periodic Occupation Contract and the tenant will be served in March 2027 with a RHW 16 Landlord Notice to seek vacant possession. The standard Notice Period is 6 months from the 18th of March 2027.

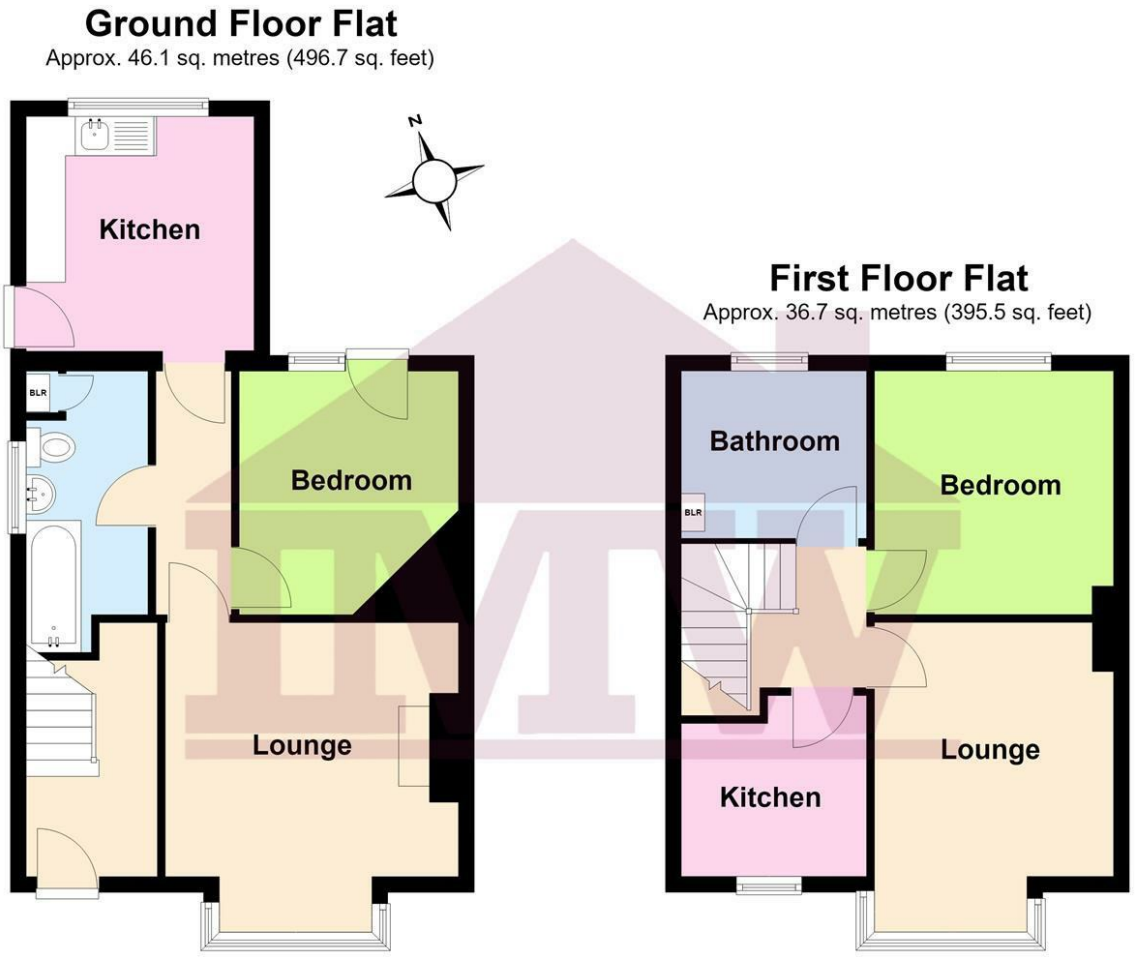
Council Tax Band:
Conwy County Borough Council tax band A











Total area: approx. 82.9 sq. metres (892.2 sq. feet)

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.

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