

Warws Dau, Watling Street,

Llanrwst LL26 0LS

£110,000





A Former Warehouse with Planning Permission in Town Centre location

Tenure - Freehold. EPC rating- TBA. Council Tax Band - TBA

A substantial former warehouse/light industrial building located within the town centre of Llanrwst, offering excellent potential for conversion into a striking contemporary home. This is the second of two warehouse conversions within the site. The adjoining warehouse has already been transformed into an impressive modern residence, providing a clear example of the potential on offer here.

The property benefits from full planning permission for residential conversion, with detailed plans available for inspection. Extending to approximately 214 m² (2,303 ft²) over two floors, the building provides a generous footprint for creating a spacious, open-plan home with scope for stylish, contemporary interiors.

Tel: 01492 642551
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IWAN M WILLIAMS
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Location

Situated within level walking distance of all shops, trains stations, doctors surgery and other local services and amenities. Llanrwst is a traditional market town located in the beautiful Conwy Valley approximately 4 miles from the inland tourist resort of Betws Y Coed.



Accommodation
Proposed accommodation (in accordance with submitted plans) to provide:

Ground Floor

• Integral Entrance Porch leading into Hallway with Cloakroom.
• Open-plan Kitchen, Living and Dining Room measuring approximately 13.5m x 7.8m, with walk-in Pantry/Utility.
• Feature turned staircase leading to first floor level.



First Floor

• Rooftop Garden to front.
• Bedroom 1: 4.67m x 2.6m with En-Suite Shower Room (2.2m x 2.08m) and Walk-in Wardrobe.
• Bedroom 2: 4.47m x 3.4m.
• Bedroom 3: 4.67m x 2.84m.
• Family Bathroom: 2.71m x 1.9m.

Please note: The above is the proposed new layout in accordance with the current plans. A purchaser may wish to submit alternative layout proposals to suit their individual lifestyle and requirements. Full plans available on request.

Services

Mains water, electricity and drainage are connected. Gas is available nearby.

Outside:

Parking space for minimum of 2 vehicles provided.

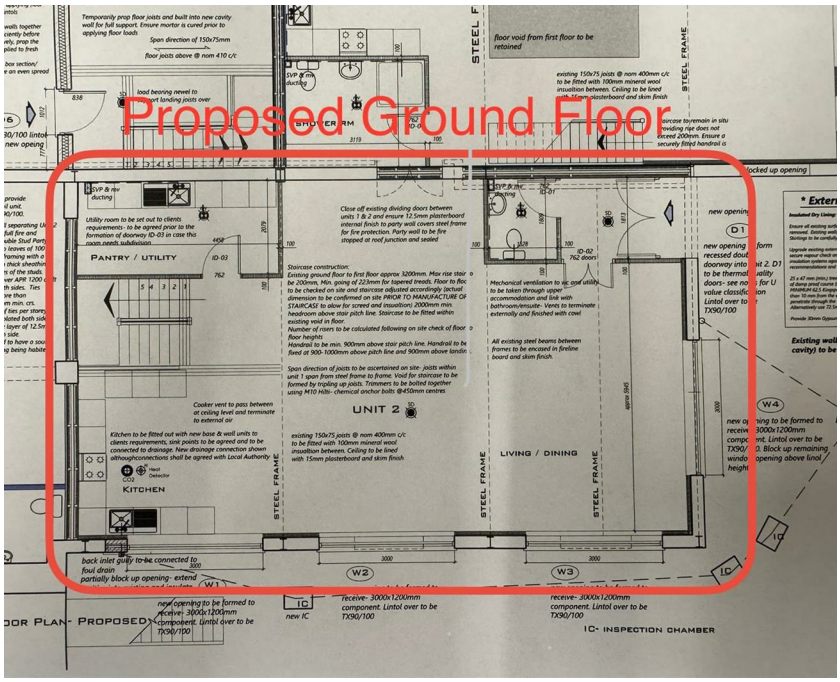
Viewing Llanrwst

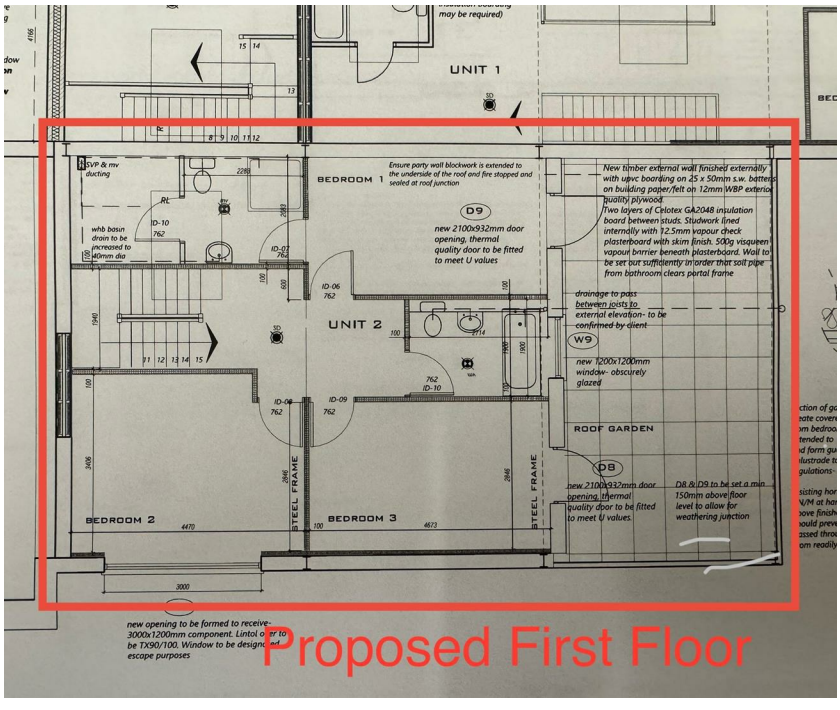
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

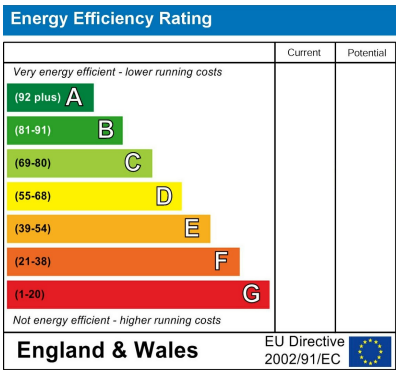
Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.









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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