



25 Denbigh Street

Llanrwst LL26 0LL

£199,500

An attractive mixed-use freehold property comprising a character retail premises with basement and staff area, together with a well-presented and spacious two-bedroom maisonette above.

Tenure - Freehold. EPC rating- G. Council Tax Band - TBC

Charming, versatile property situated in a prominent position within the heart of Llanrwst, a bustling market town on the edge of Snowdonia National Park. Ideally located for footfall and convenience, the property offers an appealing opportunity for those seeking combined commercial and residential use, or investment potential.

The ground floor retail unit features a traditional shopfront with curved glazing and double display windows, currently vacant. Internally, the shop retains many period features and benefits from a lower-ground basement area offering additional storage or workspace. A staff area is located at the rear. The first and second floors accommodate a spacious, well presented and light-filled maisonette. Heating is provided via electric storage heaters.

An ideal lifestyle purchase for those seeking a home with business premises or an attractive investment in a thriving market town.



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<https://www.iwanmwilliams.co.uk>





Location

Ground Floor Premises

Front Retail Shop

18'3" x 12'11" (5.58m x 3.94m)

Glazed display fronted onto Denbigh Street, feature former fireplace, rustic brick wall to one side, power point, square archway leading to rear section with slate flagged floor and staircase leading down to basement and also staircase leading to first floor level which could be re-instated and re-opened if required. Recessed former fireplace with slate lintel.

Rear Staff Room

11'11" x 9'5" (3.65m x 2.89m)

Windows overlooking rear, door leading to rear entrance area and integral w.c.

Maisonette

External staircase leading to small entrance lobby with timber and glazed door.

Bathroom

Three piece suite comprising panelled bath, pedestal wash hand basin, low level w.c. wall tiling, built in airing cupboard.



Dining / Kitchen

13'1" x 10'7" (4.0m x 3.25m)

Fitted range of units with worktops, single drainer sink, plumbing for washing machine and electric cooker point, night storage heater, built in storage cupboard.

Inner Hall

Staircase leading up to second floor and blocked off staircase leading down to shop.

Living Room

16'9" x 12'5" (5.13m x 3.79m)

With feature tiled fireplace, sash double glazed window to front elevation, coved ceiling, picture rail.

Second Floor Landing

Built in storage cupboard, access to roof space.

Bedroom 1

16'10" x 12'4" (5.14m x 3.77m)

Night storage heater, cast iron fireplace surround, sash double glazed window to front elevation.

Bedroom 2

10'9" x 13'7" (3.29m x 4.16m)

Cast iron fireplace, built in cupboard, sash double glazed window to rear.

Outside

Attractive rear courtyard garden area with door leading to rear access.

Services

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

Agent's Note

Rateable value to be confirmed.

Viewing

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

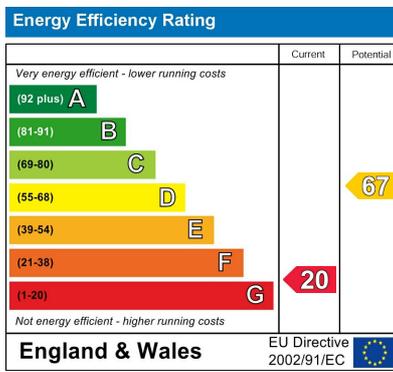
Proof Of Funds

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.

Directions

The property is located on the left hand side, a short distance up from our Office on Denbigh Street.





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

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