



## 15 Station Road

Llanrwst LL26 0EP

£135,000

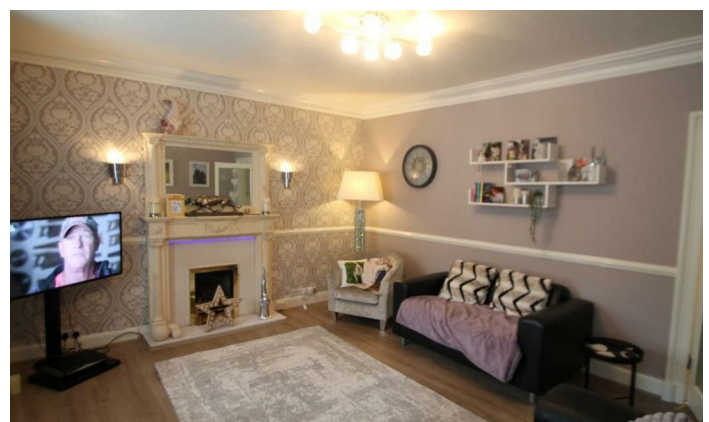
FOR SALE BY AUCTION - GUIDE PRICE £135,000

A superb four storey building located in the town of Llanrwst. Comprising a ground floor retail unit together with a 3 bedroom apartment over two floors.

Tenure: Freehold. EPC Rating - D. Council Tax Band - TBA.

A well presented property offering tremendous opportunity to run your own business in a traditional market town. Spacious maisonette above offering good family accommodation together with rear yard, store and garage. Central heating and Double glazing.

VIEWING HIGHLY RECOMMENDED



Tel: 01492 642551

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



## Location

The Accommodation Affords:  
(Approximate measurements only)

Ground Floor Shop  
29'6" x 11'5" (9 x 3.5)

Kitchen  
11'7" x 11'3" (3.55 x 3.45)

Store room  
9'0" x 3'4" (2.76 x 1.02)

Preparation Room:  
7'10" x 6'11" (2.4 x 2.11)

Upper Floor Owners Living Accommodation

Front Entrance Porch:  
Tiled floor and stained glass door leading to:

Reception Hall:  
Victorian tiled floor; radiator, stairs leading off to first floor level.

First Floor Landing:  
Built-in cupboards, telephone point, radiator, stairs to second floor level.

Dining Kitchen:  
16'7" x 11'5" (5.07 x 3.5)  
Range of fitted Oak wall and base units with granite work surfaces and sunken 'Belfast' Style sink with mixer tap, built-in oven and grill, five ring gas hob with extractor fan, combi boiler, built in dishwasher, inset spotlighting, radiator, rear uPVC double glazed door with fire escape leading to ground floor level.



#### Bathroom:

Four Piece suite comprising shower cubicle with mains shower, panelled bath with hand held shower, low level W.C, pedestal wash hand basin, tiled walls and floor, chrome heated towel rail, built in storage cupboards, wall mounted mirror with inset lighting, shaver point.

#### Dining Room:

11'3" x 10'2" (3.45 x 3.12)

TV point, radiator, uPVC double glazed window to rear.

#### Living room:

15'8" x 13'3" (4.8 x 4.05)

Two uPVC double glazed windows overlooking front, gas fire with marble hearth and decorative surround, wall and ceiling lights, TV and telephone points.

#### Second Floor:

Staircase leading to Attic Room, smoke detector.

#### Bedroom 1:

13'5" x 9'4" (4.09 x 2.85)

Fitted part mirror fronted wardrobes, radiator.

#### Bedroom 2:

11'5" x 10'2" (3.5 x 3.12)

Stripped and stained flooring, radiator, uPVC double glazed window to front.

#### Bedroom 3:

11'5" x 10'2" (3.5 x 3.12)

Radiator, uPVC double glazed window to front.

#### Attic Room:

Partly exposed roof timbers: large velux window overlooking rear, under eaves storage space, TV and telephone point.

#### Outside:

The property is situated in the town centre but has rear access leading to private parking and garage with power and up and over door. There is a rear yard with integral storage sheds and W.C.

#### Rear Storage Shed:

6'10" x 5'11" (2.1 x 1.82)

Power connected.

#### Services:

Mains water, electricity, gas and drainage

#### Council Tax Band

Conwy County Borough Council tax band - TBA

#### Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)

#### Proof Of Funds

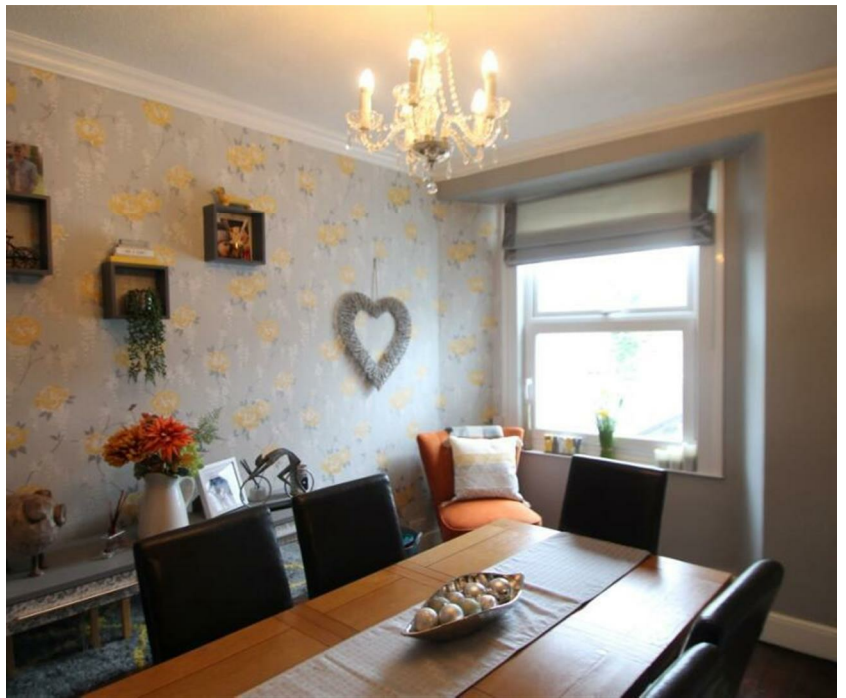
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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.

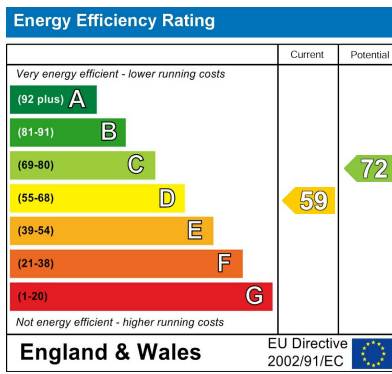
#### Auctioneers:

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.

#### Auction Date

25th March 2026.





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.

## Iwan M Williams Estate Agents

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