



## 17 Watling Street

Llanrwst LL26 0LS

£115,000

A substantial, traditionally built 3 storey, mixed residential and retail premises, located close to the town centre.

Prominently situated on a busy street within the town centre, this substantial inner terrace Victorian property is in need of complete upgrading and refurbishment but offers tremendous potential for a business or a investment buyer.

The property briefly comprises ground floor retail shop with rear store room and kitchen, separate hallway leading to 2 bedroom first and second floor maisonette. Gas fired central heating at ground floor, night storage heating at upper floors.



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





## 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.

The Accommodation Affords:  
(Approximate measurements only)

### GROUND FLOOR RETAIL PREMESIS

#### Front Retail Area:

12'2" x 13'0" (3.71 x 3.96)

Large glazed bay style window to front and timber and glazed front door; timber flooring; electric meters; two radiators; built-in shelving and glazed recessed cabinet; archway leading to:

#### Rear Room:

12'4" x 10'8" (3.77 x 3.24)

Two double panelled radiators; built-in cupboard to recessed alcove; feature original fireplace with cast iron inset stove; slate lintel; window to rear elevation. Doorway leading to:

Internal Entrance Passageway:  
Understairs storage area.

#### Kitchen:

9'4" x 7'10" (2.85 x 2.4)

Single drainer sink; worktop; double panelled radiator; window overlooking rear; timber rear door.





## FIRST FLOOR LEVEL

Window at half landing overlooking rear.

First Floor Landing:

Further staircase leading off to first floor level; night storage heater.

Dining Kitchen:

12'7" x 10'9" (3.84 x 3.28)

Sash window overlooking rear; single drainer sink; feature fireplace.

Living Room:

16'1" x 13'7" (4.89 x 4.13)

Feature original fireplace; coving and picture rail; two windows; night storage heater.

## SECOND FLOOR

Landing:

Night storage heater; access to roofspace.

Bathroom:

10'4" x 12'10" (3.16 x 3.9)

Sash window overlooking rear enjoying views; wall mounted dimplex heater; low level W.C; wash basin; panelled bath; cylinder cupboard.

Bedroom 1:

9'5" x 13'1" (2.88 x 4)

Cast iron fireplace surround; sash window overlooking front of the property.

Bedroom 2:

6'1" x 9'10" (1.86 x 3)

Sash window overlooking front of the property.

Agents Note:

With some re-modelling, the maisonette could easily accommodate 3 bedrooms if required.

Outside:

Small courtyard to rear with lean-to store shed.

Services:

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

Council Tax:

Band C - Conwy County Borough Council.  
Shop premises - RV (to be confirmed)

Tenure:

Freehold.

Viewing:

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 ID:

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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