

EGERTON ESTATES



2-4 Mona Street, Amlwch, LL68 9AN

By Auction £150,000

In conjunction with Town & Country Property Auctions
Guide Price £180,000 plus 5% Buyers Premium plus VAT
For sale by unconditional online auction on the 25th February, 2026.
Registration now open via Town & Country Property Auctions

A prominently positioned and very substantial 3 storey corner premises located on the junction of Dinorben Square and Mona Street in the centre of the coastal port town of Amlwch. At present the property comprises a large former dwelling with 10 rooms which in the past (2010) had planning consent to convert into 4 studio apartments and 2 one bedroom flats. In addition there are two self contained shop units, let and providing gross income of £6000 per annum. the building has excellent scope to provide both a residential and commercial investment, which will very much be in demand when the proposed development of the Wylfa Nuclear Power occurs.

A Former Dwelling

Not Presently habitable and in need of full refurbishment.

Front Living Area One 15'2" x 11'5" (4.63 x 3.50)

Having a wide front bay window, impressive polished slate fireplace surround with tiled inlay. Wide opening to:

Living Area Two 14'9" x 13'4" (4.50 x 4.08)

With former fireplace inglenook, Sky light.

Potential Bathroom 13'1" x 9'3" (4.00 x 2.84)

Rear Scullery 14'11" x 5'6" (4.57 x 1.68)

With door to the rear yard/passageway, stairs to the first floor.

Room Three 10'3" x 9'0" (3.13 x 2.76)

First Floor Landing

And extending over the adjoining charity shop. 'Dog-leg' staircase to the second floor.

Room Four (front) 15'0" x 10'11" (4.58 x 3.33)

Room Five (front) 10'3" x 10'3" (3.14 x 3.14)

Room Six (front) 15'2" x 10'11" (4.64 x 3.35)

Room Seven (rear) 14'9" x 13'0" (4.50 x 3.98)

With dual aspect windows and overlooking the church.

Room Eight (rear) 14'11" x 10'10" (4.55 x 3.32)

Former Bathroom 9'8" x 4'7" (2.96 x 1.42)

Attic Floor Landing

With eaves storage cupboards to either side.

Room Nine 15'4" x 11'2" (4.69 x 3.41)

Room Ten 15'3" x 10'9" (4.65 x 3.28)

Through access to:

Room Eleven 15'5" x 10'11" (4.71 x 3.33)

Shop Units

Both presently let.

Shop One

Currently under negotiation for letting. Extending to 36 square meters with good frontage to Mona Street and with staff toilet.

Shop Two

Currently let to a hairdressing business on a 'rolling' contract @ £300 per month. Extending to approximately 40 square meters with good frontage to the A5025 and staff toilet provided.

Outside

A wide rear passageway gives front access onto Dinorben Square as well as to a spacious open

parking area which has access onto the A5025. This area could be made larger with the demolition of an existing outbuilding which is in a derelict condition.

Services

Mains water, drainage and electricity previously provided but not connected.
Gas available on the street.

Tenure

The whole property is understood to be freehold and this will be confirmed by the vendor's conveyancer.

Energy Performance Certificate

Band C 66

Council Tax Band

Former Dwelling band- awaiting and presently deleted

Shop One: Rateable value £4550

Shop Two: Rateable value £4800

Planning Considerations (PA 11C433B)

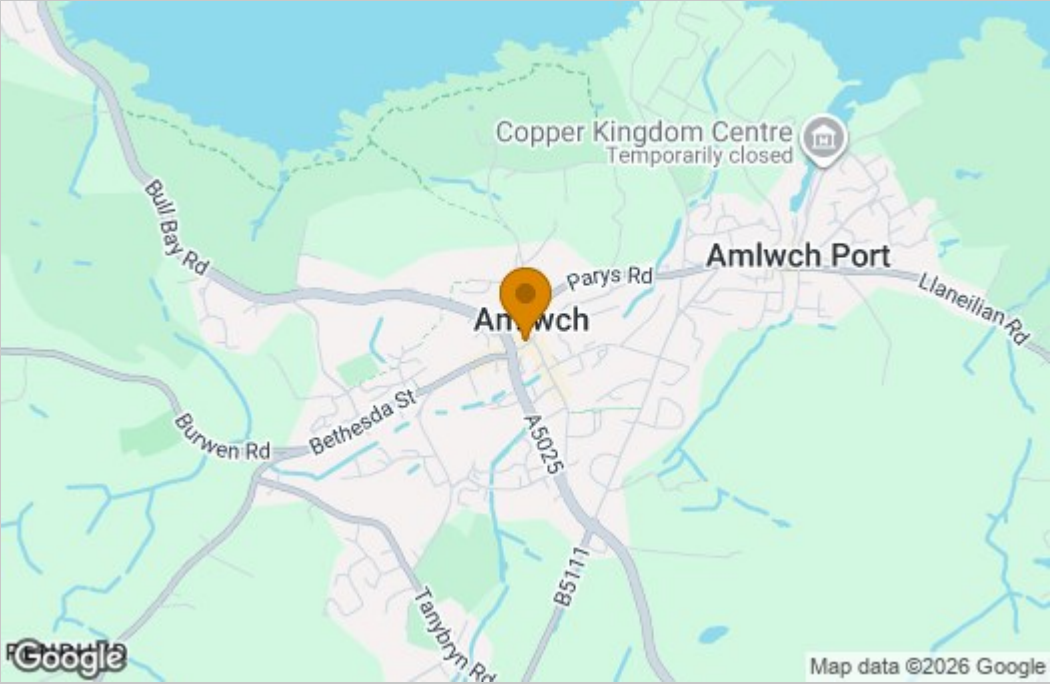
Planning consent was approved on the 21st May 2010 for the conversion of the dwelling into 4 studio apartments and 2 one bedroom flats. Work then commenced but it is not known if adequate work has been undertaken to make this planning consent ongoing. Purchaser's should make their own enquiries on all matters.

The vendor is of the opinion that a more suitable use for the former dwelling would be for a 3 bedroom house, and 3 apartments.

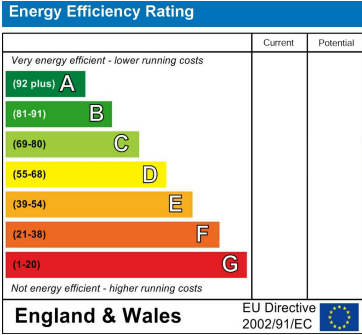
Floor Plan



Area Map



Energy Efficiency Graph



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