



The Former Glan Conwy War Memorial Hall, Llanrwst Road, Glan Conwy, LL28 5SS

**FOR SALE** Upon instructions of the Fixed Charge Receivers

Former church hall which has been converted to comprise three self contained apartments

**OIRO £600,000**



3 self contained apartments - Holiday let or investment opportunity



Approximately 386.3 m2 (4,158 sq.ft.)



Village location on the edge of the River Conwy and 10 miles south of Llandudno

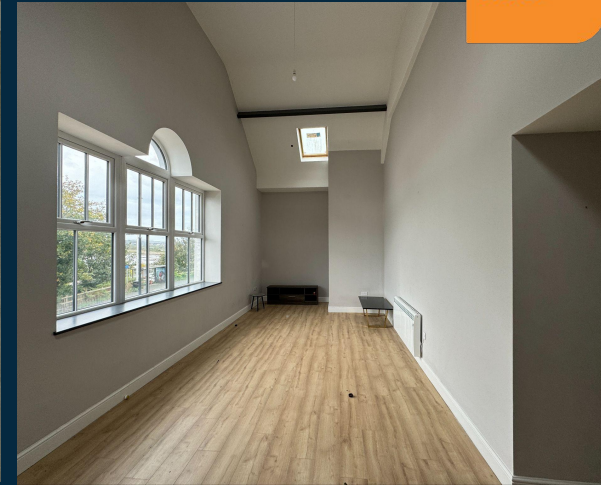
## CONTACTS

**James Ashworth/Amy Selfe**

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## DESCRIPTION

The property comprises a mid terrace former church hall dating back to the 1900s that has prominent frontage to the main road. The building is arranged over three internal storeys, with an apartment on each floor.

- Apartment 1 is on the ground floor and has one bedroom.
- Apartment 2 is on the first floor, and is a three bedroom duplex with two bathrooms.
- Apartment 3 is situated in the roof space and has two/three bedrooms and two bathrooms.

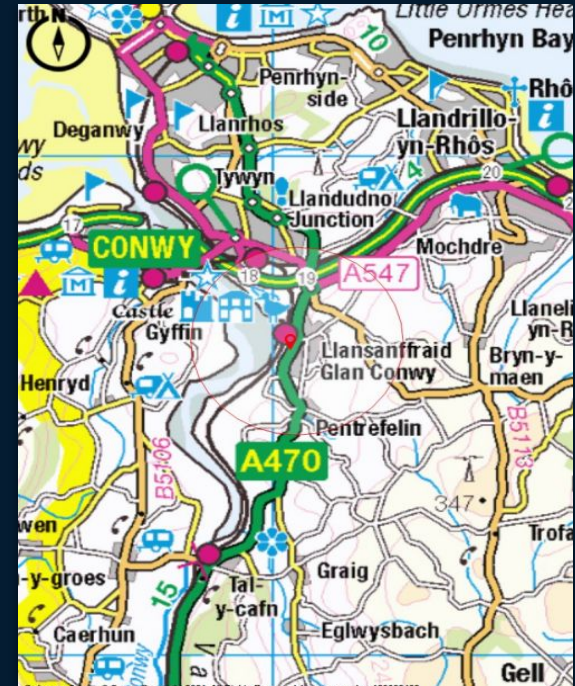
The internal finish is of wood laminate floors to the living areas, with painted plaster walls and tiled floors in the bathroom, with tiling around the shower and sink. The kitchens have been fitted out with Neue appliances, Neff cooker hobs and wood effect worktops. The shower rooms / bathrooms all have with double walk in showers and rain shower heads. All apartments benefit from a modern, open plan feel and have areas that take advantage of the original building, such as areas of high ceilings.

# Settle into Your SURROUNDINGS

## LOCATION

The property is located in Glan Conwy, a Welsh Village located around 10 miles to the south of Llandudno. The village overlooks the Afon Conwy and Conwy Castle, and the edge of the Snowdonia Country Park is around 6 miles to the west. The surrounding areas are popular for tourism and hospitality and there have been a number of new residential developments in the immediate area.

Road communications are good, as the A555 expressway is around 1 mile to the north and the village is served by a small railway station which is around 300 ft from the subject property.



## ADDITIONAL INFORMATION

We understand that the property was originally converted from 2020 onwards. Some snagging and works of finishing off are required. In addition the planning permission that relates to the conversion refers to provision of parking and this has not been done as of yet. The planning reference is 0/41124: [Planning - Conwy County Borough Council](#)

## TENURE INFORMATION

The property is held by way of two freehold titles. Copies of the Register and Title Plan are available on request.

## ACCOMMODATION

Flat 1 = 83.39m<sup>2</sup> / 898 sq.ft.

Flat 2 = 149.43m<sup>2</sup> / 1,609 sq.ft

Flat 3 = 153.48m<sup>2</sup> / 1,652 sq.ft

Total GIA 386.3 m<sup>2</sup> / 4,158 sq.ft.

## OUTSIDE

There is a small area of amenity space to the rear which has been made into a patio and raised decking terrace for flat 3.

One of the titles contains a smaller plot of land across the road, adjacent to the approach to the railway station and we assume this was intended to provide the parking required.

## EPC

Flat 1-3 = All assessed as D.

## COUNCIL TAX

Apartments 1 and 3 - B = £1,661.23 each

We have not had sight of the rating for flats but we assume it will be similarly assessed.

## PRICE

Offer in the region of £600,000.

## OFFER TERMS

Unconditional offers are sought.

In submitting your offer please confirm the below:

1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition.

## VAT

All figures quoted are exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWINGS

Strictly by appointment.

## CONTACT US TO ENQUIRE



### JAMES ASHWORTH

Partner

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Manchester, M3 2BW



### AMY SELFE

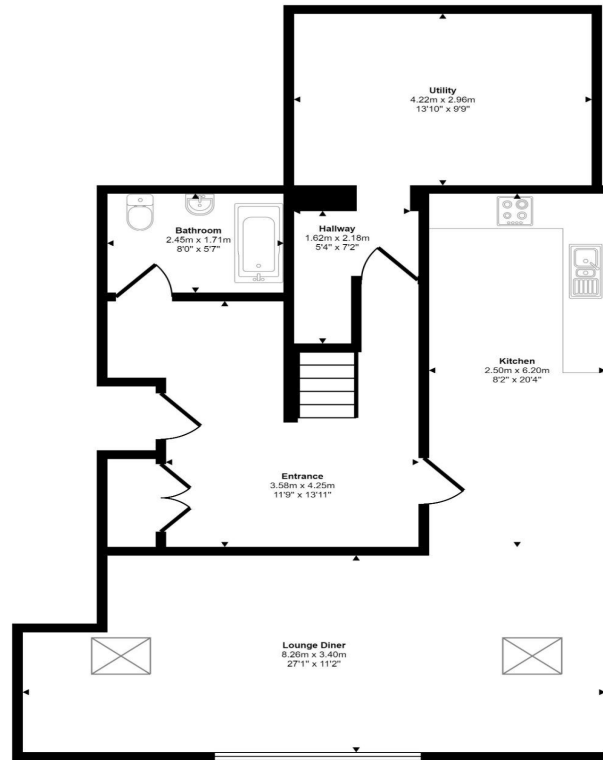
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# FIRST FLOOR PLAN



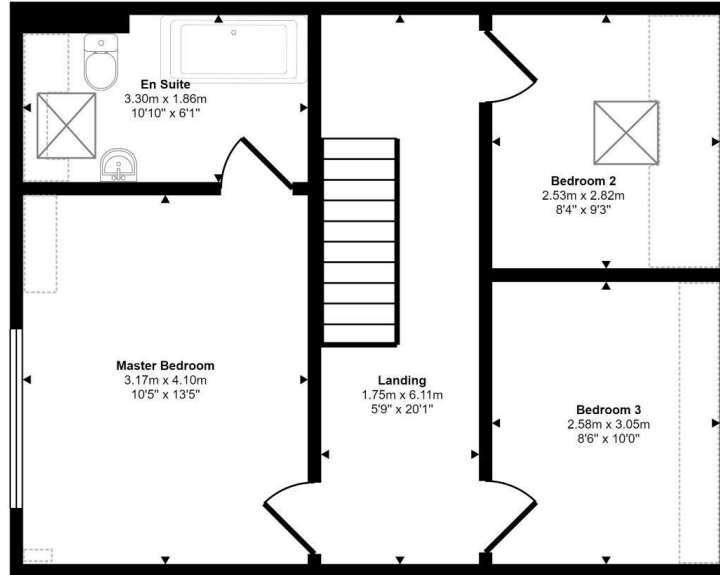
First Floor

Approx 83 sq m / 891 sq ft

 Denotes head height below 1.5m


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

## SECOND FLOOR PLAN



Second Floor

Approx 48 sq m / 512 sq ft

 Denotes head height below 1.5m

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