

Fletcher & Poole



EXCELLENT INVESTMENT OPPORTUNITY! THREE/FOUR BEDROOM PROPERTY WITH SEPARATE SHOP. IN NEED OF UPDATING THROUGHOUT AND SOLD WITH NO CHAIN

Description

This three- or four-bedroom end of terrace property complete with shop offers versatile accommodation and endless possibilities, in need of updating throughout a great investment opportunity awaits. Offered for sale with NO CHAIN viewing is recommended.

The accommodation in brief comprises, basement level entrance porch with glazed front door and window to side. Entrance hall with barn style door, open into the living room area with window to front, feature fireplace with stone surround, open to staircase, opening to the kitchen-breakfast room with window to rear, glazed door, wall and base units, work tops, sink, drainer, and mixer tap, space and plumbing for kitchen appliances. Two further cellar rooms offer scope for conversion. Firs floor porch, with glazed double doors to front, further glazed double doors lead to entrance hallway, feature staircase with spindles and banister. Sitting room, spacious with bay style window to front, glazed double doors to rear. The WC has windows to two sides, wash hand basin and WC. The first-floor landing has doors to all upper floor rooms. Bedroom one has windows to three sides, with a good size dressing area. Bedroom two has a bay style window to the side and a further window to the side in the dressing area which could be converted back to a bedroom as the original door is still in situ behind fitted wardrobes, there is also a hatch providing access to a spacious loft area that could be converted to provide further rooms. Bedroom three is a third double room with window to the front. The family bathroom is most spacious and fitted with a four-piece suite, with window to the rear and fitted storage cupboard.

The property has a rear courtyard area and is garden fronted but also benefits from two driveways providing off road parking. The vendor has advised that the property is sold as seen and anything left in the property at the time of completion would have to be cleared by the purchaser.

- ✓ THREE/FOUR BEDROOM HOUSE
- ✓ SEPARATE SHOP
- ✓ SET OVER THREE FLOORS
- ✓ INVESTMENT OPPORTUNITY
- ✓ IN NEED OF UPDATING THROUGHOUT
- ✓ NO CHAIN

Front Shop Area

13’ 4” x 10’ 8” 4.06m x 3.25m

Rear Shop Area

11’ 7” x 10’ 6” 3.53m x 3.20m

Porch

Hallway

Sitting Room

27’ 3” x 13’ 4” 8.31m x 4.06m



W.C

First Floor Landing

27’ 3” x 13’ 4” 8.31m x 4.06m

Bedroom One

26’ 3” x 13’ 1” 8m x 3.99m

Bedroom Two

20’ 7” x 8’ 8” 6.28m x 2.64m

Bedroom Three

12’ 3” x 10’ 2” 3.73m x 3.10m



Bathroom

12’ 11” x 10’ 3.94m x 3.05m

Basement Porch

Basement Hall

Living Room

25’ 4” x 11’ 11” 7.72m x 3.63m



Kitchen

14’ 1” x 10’ 10” 4.29m x 3.30m

Cellar Room One

Cellar Room Two

Agent Notes: The floor plan and room measurements are approximate due to the corner layout of the property. The vendor has advised that the buyer would need to clear the property on completion of the sale. Any change of use or conversion of cellar/loft areas would be subject to planning permission.

Location

Mostyn Street is located not far from the Promenade, pier, and other local amenities. It is conveniently situated, in the town centre with its Victorian facades and wide range of shops, schools, theatre, train station and Llandudno pier.

Directions

From our Conwy office follow the one-way system out of Conwy across the bridge. At the roundabout take the first exit and follow the road onwards through Deganwy and towards Llandudno, on reaching the roundabout take the third exit on to Maesdu Road, proceed to the end of this road, at the roundabout take the first exit on to Conway Road. Carry on to the end of the road and bear left on to Mostyn Street continue to the next round-a-bout and straight across, where the property can be found on the left at the top end of Upper Mostyn Street opposite the Empire Hotel.

Council Tax Band: B (provided on www.voa.gov.uk)
Energy Efficiency Rating: TBC
Tenure: Freehold

3/4 Bedroom House With Separate Shop

130 Upper Mostyn Street
Llandudno LL30 2SW

OFFERS OVER
£350,000
REDUCED FROM £390,000

Reference Number: FP8319
10/4/2025

Fletcher & Poole,
3 Lancaster Square,
Conwy, LL32 8HT

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 583100
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

