

Ref: SD 2579

## **Investment property - £285,000**

**12 Penrhyn Road, Colwyn Bay**



**Superbly appointed and renovated investment property comprising ground floor rental unit, 3 bedroom maisonette, and self-contained 1 bedroom apartment, superbly renovated producing an income of £30,600.**

**£285,000 PRICE**

**CALL US 01492 534881**

**St. Davids Commercial**  
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**St Davids Property Management Ltd.**  
Address as Above  
Co. Reg. No. 02625193

## ACCOMMODATION

### Ground Floor

Let at £12,000 per annum, 5 year term.  
Extending to some 1100 square feet or thereabouts.  
EPC Rating D, expiring 4/10/2032.

### First Floor

Very trendy apartment, open plan.  
Lounge/Kitchen - 27'2 x 18'5 access to roof garden.  
Ensuite Bedroom/Shower Room – 12'4 x 8'3  
Let at £750.00 per month

### Top Floor Maisonette

Excellent 3 bedroom maisonette – 116m2 area 1200 square feet.  
Let at £800.00 per month.

PRICE £285,000.00

## VIEWING BY APPOINTMENT ONLY

St David's Commercial has not tested any fixtures and fittings and cannot therefore guarantee they are in working order. Your home is at risk if you fail to keep up repayments on a loan or mortgage secured upon it. MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). St Davids Commercial for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. March 2024. Subject to contract.

**£285,000 PRICE**