

Ref: SD 2584

## **Investment Premises - £255,000**

**Yr Hafod and Yr Hendre, Jubilee Street, Llandudno, LL30 2SQ**



**TWO PROFESSIONALLY CONVERTED SELF CONTAINED TWO BEDROOMED APARTMENTS IN THE TOWN CENTRE PLUS LARGE GARAGE/STORAGE/WORKSHOP AT THE REAR, CLOSE TO ALL THE AMENITIES. Flats Yr Hafod let at £775 per calendar month and Yr Hendre let at £640 per calendar month.**

**FREEHOLD**  
**FREEHOLD £255,000**

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## ACCOMMODATION

The accommodation briefly comprises:-

Ground Floor Flat - with full disabled access if required; hall; lounge; kitchen; 2 bedrooms and 3- piece wet room.

First Floor Flat - hall; lounge; 2 bedrooms and 3-piece bathroom with overbath shower. Each flat has modern electric radiator heating and upvc double glazed windows.

Outside - Is a Driveway leading to a large Garage/Storeroom/Workshop plus space on first floor for further storage  
The property is Freehold

The accommodation comprises:-

YR HENDRE - GROUND FLOOR - For disabled use if required. COVERED ENTRANCE With outside light, upvc double glazed door to:-

HALL Built-in double cupboard with "Heatrae Sadia" electric hot water and heating boiler, double radiator.

DOUBLE ASPECT LOUNGE 3.66m x 3.52m (12'0" x 11'7") Cupboard housing electric meter, 2 upvc double glazed windows with deep display sills, double radiator.

KITCHEN 3.12m x 2.48m (10'3" x 8'2") Fitted Beech effect fronted base, wall and drawer units with round edge worktops, inset single drainer sink unit with mixer tap, integrated electric oven and 4 ring ceramic hob with cooker hood over, plumbing for a washing machine and dishwasher, wall and floor tiling, space for fridge/freezer, upvc double glazed window and upvc double glazed door to rear courtyard/parking area.

3-PIECE SHOWER/WET ROOM Comprises shower area with mains shower, pedestal wash hand basin and mixer tap, close couple w.c, extractor, shaver point, ladder style towel rail.

BEDROOM 1 3.50m x 2.84m (11'6" x 9'4") Upvc double glazed window with deep display sill, radiator. Yr Hafod And Yr Hendre, Jubilee Street, Llandudno, LL30 2SQ

BEDROOM 2 2.52m x 2.25m (8'3" x 7'5") Upvc double glazed window with deep display sill, radiator. Let at £640 per month

Outside

COURTYARD AREA TO REAR With allocated parking space for Yr Hendre. Storage shed.

External staircase from the front leads to:-

YR HAFOD - FIRST FLOOR FLAT

HALL Access to roof space, double cupboard housing electric "Heatrae Sadia" heating and hot water boiler, double radiator.

DOUBLE ASPECT LOUNGE 3.75m x 3.74m (12'4" x 12'3") 2 upvc double glazed windows with deep display sills.

KITCHEN 3.16m x 2.46m (10'4" x 8'1") Fitted "Beech" effect fronted base, wall and drawer units with round edge

worktops, inset single drainer sink unit and mixer tap, space for cooker with cooker hood over, space for fridge/freezer, plumbing for a washing machine, breakfast bar, wall tiling, laminate flooring, radiator, upvc double glazed window and door to fire escape.

3-PIECE BATHROOM White suite comprising panel bath with shower over, pedestal wash hand basin with tiled splash back, close couple w.c, shaver point, laminate flooring, extractor, upvc double glazed window.

BEDROOM 1 3.73m x 2.83m (12'3" x 9'3") Upvc double glazed window with deep display sill, radiator.

BEDROOM 2 2.92m x 2.65m (9'7" x 8'8") Shelving and hanging space, upvc double glazed window, radiator.

Outside Fire escape leading up to a roof terrace for the first floor and view from roof. Let at £775.00 per month

COURTYARD AREA Driveway leads to:-

GARAGE/STORAGE/WORKSHOP 8.29m x 7.28m (27'2" x 23'11") Overall with double opening doors, power, light, double glazed window, side personal door and 2-Piece Washroom.

WASHROOM STAIRCASE LEADS TO:- 3.36m x 2.70m (11'0" x 8'10") average. First floor storage, sloping ceiling.

PRICE £255,000.00

VIEWING BY APPOINTMENT ONLY

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**FREEHOLD**

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