

Ref: SD 2628

## **investment Premises - £250,000**

**2 Morley Road, Craig Y Don**



**Substantial corner premises circa 16 years ago used as a B & B, more recently as a house.  
Renovation project. Planning for 5 apartments.**

**FREEHOLD**

**£250,000 FREEHOLD**

**CALL US 01492 534881**

**St. Davids Commercial**  
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**St Davids Property Management Ltd.**  
Address as Above  
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## PROPERTY ACCOMMODATION

KITCHEN 12'8" x 10'2" - 130 square feet

PREP ROOM 10'7" x 7'8" - 83 square feet

LOUNGE 18'5" x 17'5" - 323 square feet

Double doors – ENTRANCE HALL

LOUNGE NO. 2 11' x 17' - 187 square feet

BEDROOM 1 17'11" x 13'8" - 229 square feet

BEDROOM 2 13'3" x 15'9" - 211 square feet

## FIRST FLOOR

BEDROOM 3 13'5" x 14'2" - 191 square feet

BEDROOM 4 17'5" x 11' - 192 square feet

BEDROOM 5 15' x 10' - 150 square feet

BEDROOM 6 9'5" x 7'2" - 65 square feet

2 SHOWERS/ 2 W.C'S

BEDROOM 7 12' x 11' - 132 square feet

## SECOND FLOOR

BEDROOM 8 16'9" x 14'2" - 236 square feet

BEDROOM 9 18'x 14' - 252 square feet

BEDROOM 10 10'9" x 7' - 76 square feet

BEDROOM 11 16'8" x 11'2" - 188 square feet

BEDROOM 12 15' x 12'2" - 183 square feet

FREEHOLD

GUIDE PRICE £250,000.00

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. October 2024. Subject to contract. Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors.

**FREEHOLD**

**£250,000 FREEHOLD**