



**St. Davids
Commercial**

FREEHOLD

Ref: SD 2631

Residential Care House - £300,000

Glenhaven, 5 Clarence Road, Llandudno



A vacant property which offers much potential with the use up to September 2024 as a supported living service with 6 bedrooms. A 3 story mid – terraced property, mostly doubled glazed centrally heated with a metal fire escape at the rear to a good sized yard. Alternative uses could be apartments, air B and B or a large house. EPC rated D.

FREEHOLD

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CALL US 01492 534881

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PROPERTY ACCOMMODATION

Access via hallway to good sized lounge 19'4" x 16'6" doubled panel radiator, double glazed and access from hallway to sep w.c

GROUND FLOOR BEDROOM 1

14'07" x 15'09" with large en-suite shower room.

From hallway access to large L shaped dining room 21'09" x 22'2 (including kitchen fitted and equipped)

Access to rear yard which is a good size has a garage / shed and rear pedestrian access.

From hallway access to lower Ground Floor where there is a good sized shower room / bathroom two vanity units extending to some 12'00" x 09'00"

Storeroom with electric metres 12x 11 and understairs store cupboard.

FIRST FLOOR

Access at rear to fire escape good sized shower room with separate bath , wash basin separate w.c.

Adjoining this a 3 piece bathroom.

BEDROOM 2 – 15'01" x 15'09" radiator

Separate fatlet lounge 13'03" x 20'01"

BEDROOM 3 – 15'09" x 12'02"

2ND FLOOR separate access to rear fire escape.

BEDROOM 4 – 16'01" x 09'02"

BEDROOM 5 – 16'00" x 12'07"

BEDROOM 6 – 16'02" x 09'02"

VIEWING BY APPOINTMENT ONLY.

FREEHOLD

£300,000.00

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 up 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.

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