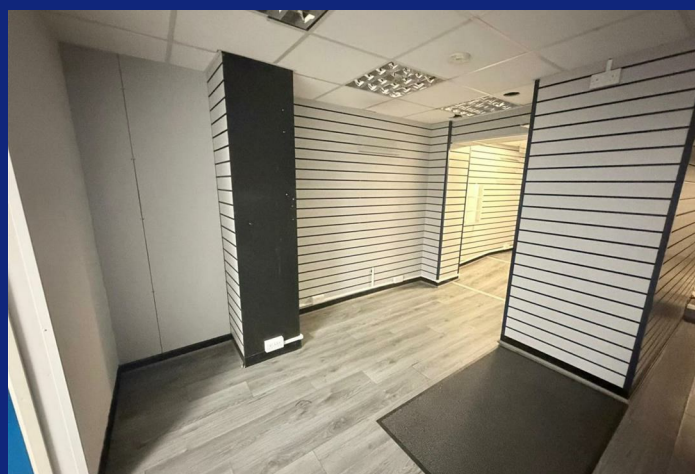


FREEHOLD



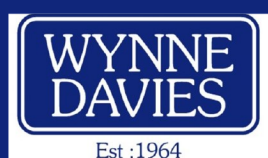
Flat - Conversion (EPC Rating: D)

19A GREENFIELD ROAD, COLWYN BAY,
LL29 8EL

Guide price

£99,950

SHOP & FLAT ABOVE



2 Bedroom Flat - Conversion located in Colwyn Bay

Nestled in the heart of Colwyn Bay on Greenfield Road, this charming flat conversion offers a unique opportunity for both comfortable living and potential investment. Spanning an inviting 592 square feet, the property features two well-proportioned bedrooms, making it ideal for small families, couples, or individuals seeking extra space.

The flat boasts a spacious reception room, perfect for relaxation or entertaining guests. The property is equipped with gas central heating, ensuring warmth and comfort throughout the year. Its prime location places you just moments away from the vibrant town centre, where you can enjoy a variety of shops, cafes, and amenities.

The shop is below the flat on a busy road with a mixture of businesses located close by. It is ready for a new business to start trading.

Convenience is at your doorstep, with the Bay View Centre, railway station, and local bus stops all within easy reach. For those who travel frequently, the A55 Expressway is also nearby, providing quick access to surrounding areas and beyond.

This property not only serves as a delightful home but also presents an excellent opportunity for those looking to invest in a shop with a flat above. Whether you are seeking a new residence or a promising investment, this flat on Greenfield Road is certainly worth considering.

SHOP

37'6" x 12'11"

Secure metal roller shutters lift up where you will find a wooden main entrance door opening into the porchway. Wooden door opening into the shop area.

Corner desk counter, shop window. wall display panelling throughout, laminate flooring.

STAFF KITCHEN

10'6" x 5'5"

A range of cupboards, stainless steel sink and drainer, hot water heater, electric sockets. Door to rear yard.

STAFF TOILET

4'7" x 5'9"

Door from kitchen opening into the w.c. with 1 toilet, small hand basin, hot water heater, vanity cupboard.

FLAT

HALLWAY

Wooden door opening into the hallway with stairs leading up to the first floor. Cupboard housing the gas meter and electric meter.

LANDING

Turned staircase to landing with doors to kitchen, bathroom, bedroom and living room, radiator.

KITCHEN

8'4" x 6'11"

A range of Dark Oak effect wall and base units with complementary worktop over. cream sink and drainer, integrated cooker with extractor hood above, part tiled walls, lino flooring.

BEDROOM ONE

9'7" x 8'7"

Upvc double glazed window, gas radiator.

LIVING ROOM

15'1" x 14'2"

Upvc double glazed bay window, Upvc double glazed window, gas radiator.

BATHROOM

4'3" x 8'3"

Shower cubicle with glazed doors, wash hand basin, w.c., ceiling skylight, radiator, tiled walls.

SECOND FLOOR

Stairs from the first floor lead to the second bedroom.

BEDROOM 2

15'1" x 11'8"

Ceiling Sky light, storage cupboards into the eaves, storage room housing the Glow Worm boiler.

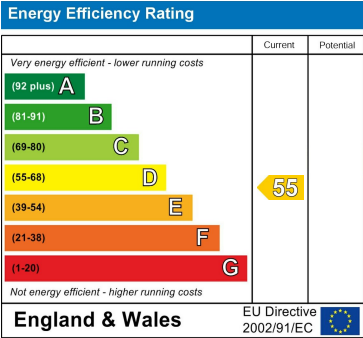


WYNNE DAVIES ESTATE AGENTS | HADDEN COURT PENRHYN AVENUE, RHOS ON SEA,
CONWY, LL28 4NH

Council Tax Band

A

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Est :1964