



Station Road  
Llanrwst  
Conwy  
LL26

Offers In Excess Of £234,000

**bettermove** 

# Station Road

## Llanrwst

Bettermove are proud to present this commercial property, with additional 3 bedroom flat, in Llanrwst.

This property benefits from double glazing, and gas central heating throughout, with off road parking available via the garage.

Residential EPC available upon request.

The council tax band is C.

The interior is made up of a commercial property, and a residential property. The ground floor comprises the shop floor, currently trading as a pet store, alongside a fitted kitchen and utility room. The first floor houses the residential property, which consists of a spacious living room, dining room, fitted kitchen, and family bathroom, with the three bedrooms located on the second floor. An additional attic space is located on the third floor. Outside, the property boasts a garage, and three outbuildings, all used as additional store rooms, alongside a private rear yard, perfect for enjoying the summer months.

Located in the popular town of Llanrwst, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Llanrwst Train Station, a variety of local bus routes, and quick access to the A470.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



The Milk Bar, Station Road, Llanrwst  
 Approximate Gross Internal Area  
 Main House = 171 Sq M/1840 Sq Ft  
 Garage = 12 Sq M/129 Sq Ft  
 Outbuildings = 11 Sq M/118 Sq Ft  
 Total = 194 Sq M/2087 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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