

LOT
34

4 Tan Y Bryn Road, Llandudno, Gwynedd LL30 1UU

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL



- Three bedroomed semi-detached house with self-contained flat
- Double glazing
- Central heating
- Off-road parking
- Garden
- Garage

A three bedroomed semi-detached house together with a one bedroomed self-contained flat benefiting from double glazing, central heating, off road parking, rear garden and garage. Following a scheme of refurbishment works and modernisation the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £15,600 per annum. Please note this property is suitable for cash buyers only.

Situated Fronting Tan Y Bryn Road in a popular and well established residential location close to local amenities, the promenade and schooling and approximately 1.5 miles from Llandudno town centre.

Outside Off Road Parking, Garage. Each property has their own section of the back garden with shared access.



Lower Ground Floor Flat Hall, Lounge, Bedroom, Kitchen, Bathroom/WC

Ground Floor House Hall, Lounge, Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC