



Elanus 1 Rhiw Bank Avenue  
Colwyn Bay, Conwy LL29 7PH

Asking Price £495,000



**STERLING**

ESTATE AGENTS & VALUERS



Of interest to Investors and Property Speculators, an excellent opportunity to purchase a substantial INVESTMENT PROPERTY arranged on three floors comprising of 8 self contained flats together with a superb PROMINENTLY LOCATED CORNER SHOP PREMISES. 7 of the FLATS are offered with vacant possession and 1 subject to existing assured shorthold tenancies. Located on the corner of Rhiw Bank Avenue and Abergele Road this imposing building has been awarded a Grade II listing by Cadw. It is interesting to note that around 1899 the property was built by the son of the Point Lynus Lighthouse keeper on Anglesey. He named the property ELIANUS because back in the sixth century, St Elia landed Point Lynus and ELIANUS is the Latin version of that name. The shop containing many showrooms is being used as an antiques business and has a 'Victorian' style canopy wrapped around. To the side is a covered lockable store. In the main building Flat 1 is on the ground floors, Flats 3 and 4 are on the First Floor, Flats 6 and 7 on the Second. Flat 2 has its own front door off Rhiw Bank Avenue and Flats 5 and 8 are approached by an external staircase leading to the first and second floors. Flat 8 is let at £75 a week. Ref CB 6823 EPC Flat 1 - 13 G Potential 75C



### Entrance

Double doors leading into the Hallway, decorative tiled floor, Inner Hall under stairs meter cupboard

### Flat 1

Hall, cylinder airing cupboard, Lounge 16'3 x 12'1 double glazed bay window, Kitchen off 8'3 x 7'4 stainless steel sink unit, wall and base cupboard, Bedroom 12'2 x 8'5 double glazed, Bathroom with bath, wash hand basin, w.c,

### First Floor

Stairs off the Hall way to First Floor and Landing

### Flat 4

Hall, cylinder airing cupboard, Lounge 20'2 x 12'8 double glazed bay window, Kitchen, 8'7 x 6'1 stainless steel sink unit, base cupboards, double glazed, Bathroom with bath, wash hand basin, w.c, Bedroom 12'3 x 8'7 2 double glazed windows

### Flat 3

Hall built in cupboard, Lounge, 16'3 x 16'4 - 2 double glazed windows, Kitchen 12'2 x 6'9 Bedroom 17'9 x 17'2 double glazed, Bathroom with bath and wash hand basin, Separate w.c

### Second Floor

Stairway off the First Floor Landing to Second Floor

### Flat 6

Hall built in cupboard, Bedroom 17'9 x 17'2 double glazed, Bathroom with bath and wash hand basin Separate w.c, Lounge 16'4 x 16'3 2 double glazed windows, Kitchen 12'2 x 6'9 stainless steel sink unit,

### Flat 7

Hall built in cylinder airing cupboard, Lounge 16'4 x 12'8 double glazed, Kitchen off 13'3 x 8'8 double glazed, wall unit, stainless steel sink unit, Bedroom 12'2 x 8'7, Bathroom with bath, wash hand basin, w.c

### Flat 2

Own front door off Rhiw Bank Avenue and Hall, Lounge 16'7 x 9'8 dado rail, built in cupboard, Kitchen 12'2 x 5'9 Stainless steel sink unit, back door, Bedroom 13'3 x 9'9 dado rail, 2 double glazed windows, Bathroom with bath, wash hand basin, w.c

### Flat 5

Access via an external staircase off the rear elevation, Front door to Hall, Bathroom with bath, wash hand basin, w.c., double glazed window, Bedroom 12'7 x 9'2 cylinder airing cupboard, double glazed, Lounge 14'3 x 11'7, Kitchen Diner 16'7 x 9'9 stainless steel sink unit, 2 double glazed windows

### Flat 8

On the top floor, access via the external staircase off the rear elevation, Hall central heating radiator, Bathroom with bath, wash hand basin, w.c, double glazed window, central heating radiator, Bedroom 12'7 x 8'4 double glazed, central heating radiator, Lounge 15'5 x 12'5 laminate flooring, double glazed window, central heating radiator, Kitchen Diner 16'3 x 10'4 Stainless steel sink unit, plumbing for washing machine, wall and base cupboards, gas central heating boiler, central heating radiator

### The Shop

Currently trading as Coast Antiques and let on a 5 year lease@ £325 pcm

### Double Fronted Shop 23'6 x 13'1 (7.16m x 3.99m)

3 large display windows, quarter panelled walls, 6 steps up to

### Rear Showroom 22'9 x 16'7 (6.93m x 5.05m)

Side double glazed bay window, quarter panelled walls

### Kitchen

With sink and Separate w.c

### Lower Showroom 23'4 x 17'3 (7.11m x 5.26m)

Side bay window

### Workshop/Showroom 22'7 x 17'3 (6.88m x 5.26m)

### Rear Showroom 22'8 x 19'9 (6.91m x 6.02m)

### Outside

Victorian style covered canopy to Abergele Road and Rhiw Bank Avenue having widths of 13' and 11' Useful covered lockable store room 13'7 x 12'8. Off road parking for one car

### Agents Note

AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://www.guildproperty.co.uk) These sites could well find a buyer for your own home.

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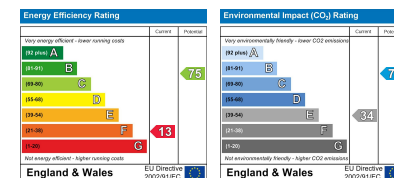
#### AGENTS NOTES;

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**01492-534477**

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