



Tom Parry

2 Newborough Street, Blaenau Ffestiniog, LL41 3DG

£45,000

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Nestled on Newborough Street in the charming area of Blaena, this commercial property presents a unique opportunity for those looking to invest in a versatile space. Currently designated for commercial use, the property boasts approved planning permission to be transformed into a residential dwelling, making it an ideal prospect for developers or individuals seeking to create their dream home in a desirable location.

The property is situated in a vibrant community, offering easy access to local amenities, shops, and transport links, ensuring convenience for future residents. With the potential to convert this space into a comfortable residence, buyers can envision a modern living environment tailored to their personal tastes.

This is a rare chance to acquire a property with such promising potential in a sought-after area. Whether you are looking to invest or create a bespoke living space, this property on Newborough Street is not to be missed. Embrace the opportunity to shape this commercial property into a beautiful home, and enjoy all that Blaena has to offer.

OUR REF: BF1589

Shop floor

4.71 x 3.42 (15'5" x 11'2")
with laminate flooring

second room/staff room

3.62 x 3.22 (11'10" x 10'6")
with built in cupboards

Utility/Wash room

with low level W/C and wash basin

services

all mains tested

additional information

this property has approved planning permission to convert from a commercial property into a residential property.

Planning References

The property benefits from planning permission for a change of use from a retail shop to a dwelling.

Full planning details can be viewed on the Gwynedd Council Planning Portal using the following reference numbers:

Change of Use from Retail Shop to Dwelling:
C22/0931/03/LL
Removal/Variation of Conditions: C23/0819/03/AC







NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

