



Glan Conwy House

15 Bridge Street, Llanrwst, Conwy LL26 0ET

Tenure: Virtual Freehold

Price: £495,000

Ref: 96163

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

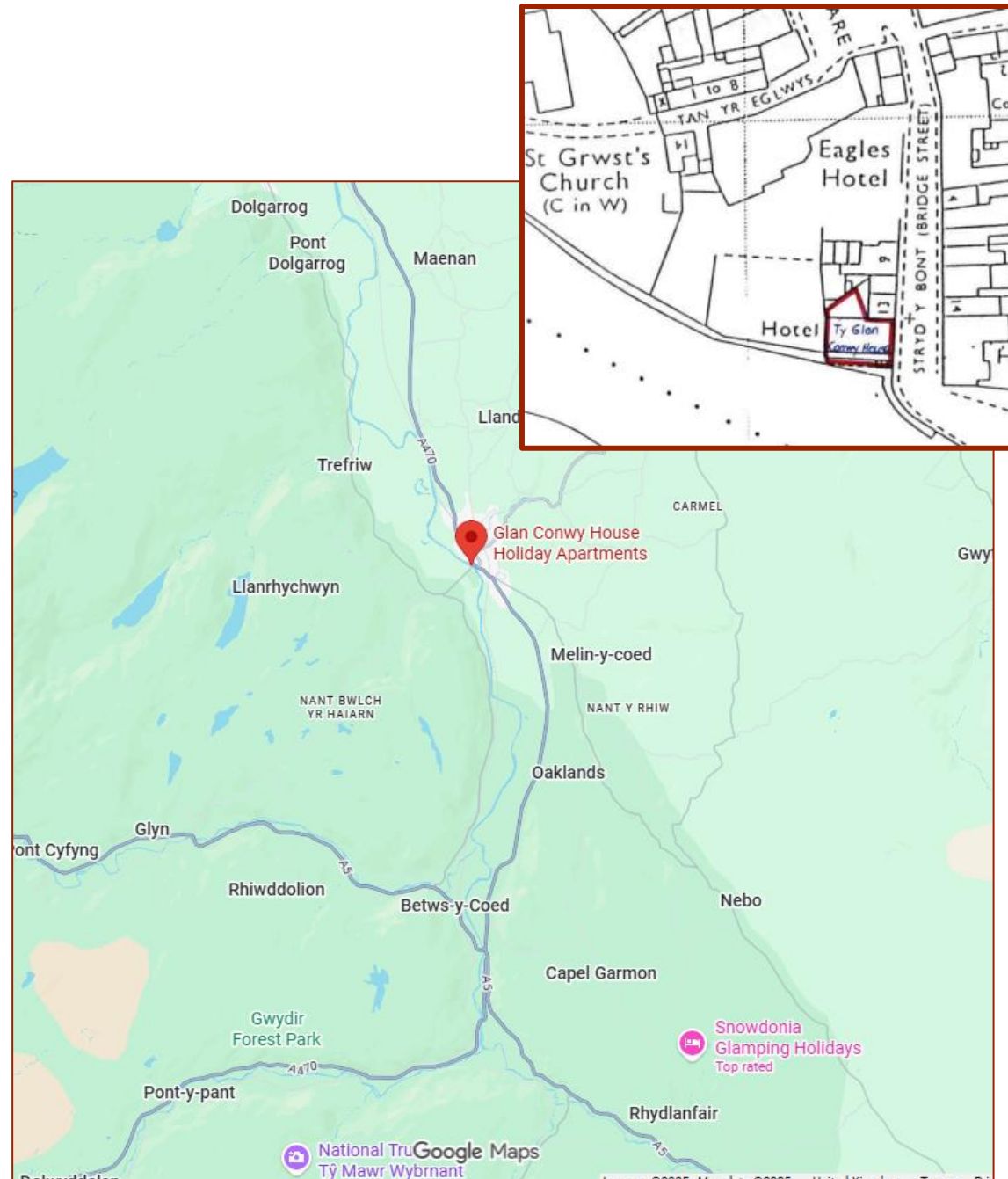
- Conwy Valley tourist town
- Period riverside property
- 2 two-bedroom apartments
- 2 one-bedroom apartments
- Fully refurbished
- Established holiday lets

Location

Llanrwst is a charming market town in the Conwy Valley, nestled between the River Conwy and Gwydir Forest. The town is popular with tourists and has many notable attractions including the historic Pont Fawr Bridge and St Gwrst Church. It also provides the perfect base from which to explore Snowdonia National Park which has breathtaking mountain scenery and many walking and cycling routes. The town lies on the A470 trunk road which links to the A55 North Wales Expressway and the A5. Llanrwst and North Llanrwst train stations serve the town.

The Property

The four apartments have their own private, communal entrance in a six-unit period property. The building is of stone construction in an end terrace position and offers stunning river and countryside views. The apartments have been subject to refurbishment and much investment in recent years and are stylishly decorated and furnished to a very high standard throughout. They comprise, in brief:



Ground Floor

Entrance area with COMMUNAL HALLWAY leading to first floor:

First Floor

APARTMENT 3: a ONE BEDROOM apartment featuring a well-appointed, open-plan LOUNGE/KITCHEN/DINER with wood laminate flooring, sofa, TV, dining table and modern fitted wall and base units with integrated kitchen appliances. DOUBLE BEDROOM with wood laminate floor and double bed. SHOWER ROOM with wood laminate flooring, shower cubicle, toilet and basin.

APARTMENT 4: a TWO BEDROOM apartment with HALLWAY leading to LOUNGE/DINER with wood flooring, TV and two-piece sofa. Separate KITCHEN with laminate flooring, integrated appliances and wall and base units. DOUBLE BEDROOM with double bed and wooden bedroom furniture. TWIN BEDROOM with 2 single beds. SHOWER ROOM with wood laminate flooring, shower cubicle, toilet and basin.

Second Floor

APARTMENT 5: a ONE BEDROOM apartment with an open-plan LOUNGE/DINER with sofa, dining table and wall and base units with integrated kitchen appliances. DOUBLE BEDROOM. SHOWER ROOM with shower cubicle, basin and toilet.

APARTMENT 6: a TWO BEDROOM apartment with open-plan LOUNGE/DINER, sofa seating and TV. KITCHEN with wall and base units and integrated kitchen appliances. DOUBLE BEDROOM. TWIN BEDROOM. SHOWER ROOM with shower cubicle, basin and toilet.

All apartments are well appointed throughout, offering contemporary décor and furnishings and state-of-the-art amenities. All apartments have river/bridge views and benefit for double glazed sash windows (installed in 2022).













External

Enclosed COURTYARD to the rear of the building with bike storage.

The Business

The property currently operates as holiday lets and provides four beautifully appointed and refurbished apartments which are well-established and hugely popular. They are marketed on the business's own website - www.glanconwyhouse.co.uk - as well as via Booking.com, Airbnb and Agoda, and boast excellent online reviews and ratings. The apartments are being sold with all fixtures and fittings and forthcoming bookings.

Net sales for the year ended April 2025 were £99,500 and the same for April 2026 are predicted to be £105,000 with strong net profits. Full trading information can be provided to serious parties following a viewing. In our opinion, this is an appealing prospect for any investor seeking a holiday accommodation business or, alternatively, a buyer wishing to purchase the apartments for residential use.



Tenure & Price

VIRTUAL FREEHOLD £495,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

All properties are held on 999-year leases which commenced on 1st June 2009.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Services

Flat 3: Ceramic core electric heaters with Wi-Fi control. Mains electricity, water and drainage are connected.

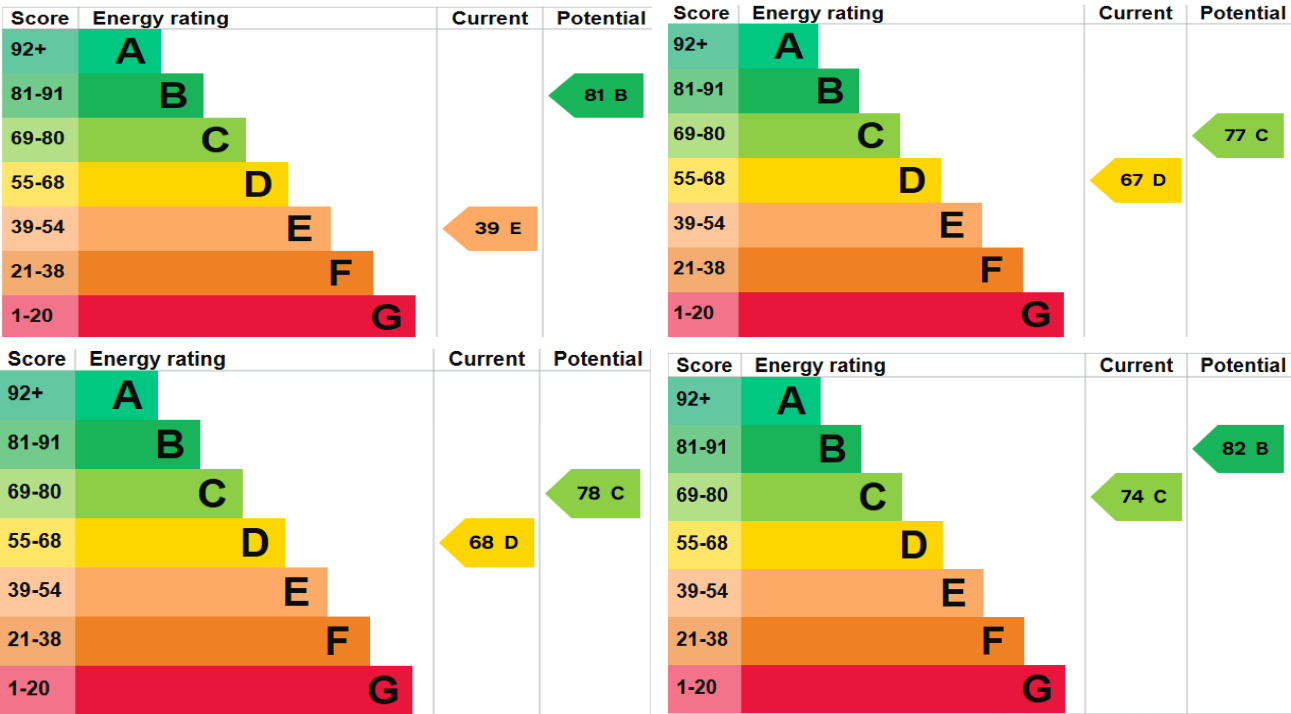
Flats 4, 5 & 6: all mains services are connected. Worcester Bosch Combi boiler with hive controls (installed in 2022).

A new fire alarm system was fitted in 2022 for the whole building.

Rateable Value 01/04/2023 – 23/06/2025: £6,600

Local Authority: Conwy County Borough Council

EPC Apartments 3, 4, 5 & 6





Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

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