



**Larkfield, 52 Rhos Road,**

**Asking Price Of**

**Rhos On Sea, Conwy, LL28 4RS**

**£370,000**



1 Existing Front Elevation A  
1:100



2 Existing Side Elevation C  
1:100



3 Existing Rear Elevation B  
1:100



4 Existing Side Elevation D  
1:100





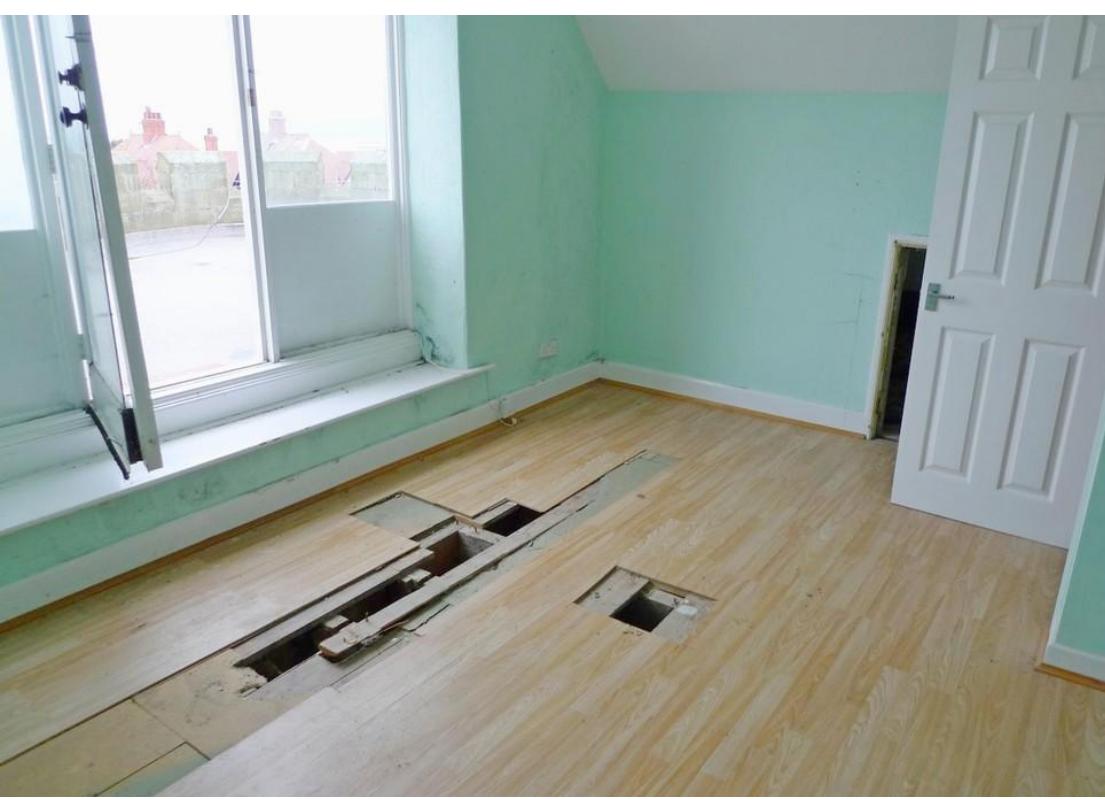
# *Anthony Flint*

LARKFIELD, RHOS ROAD, RHOS ON SEA, CONWY, LL28 4RS

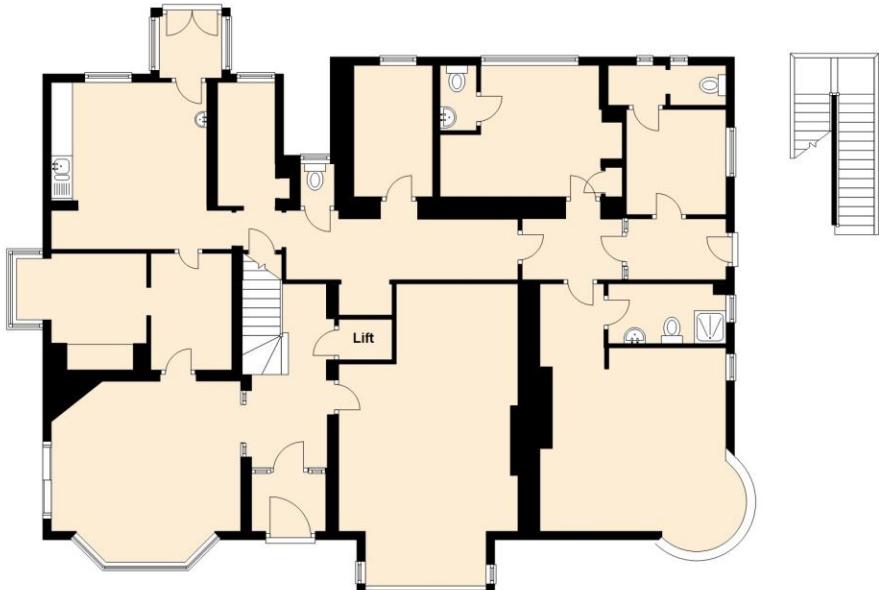
IDEAL DEVELOPMENT PROJECT.  
VERY LARGE DETACHED PROPERTY,  
CLOSE TO RHOS ON SEA VILLAGE CENTRE,  
PARKING, CHARACTER FEATURES,  
EXTENSIVE ROOF TOP VIEWS.

This former Larkfield Nursing Home is offered for sale as a total renovation project. The property is situated only a few hundred yards from the centre of this thriving seaside village, with its beautiful promenade.

The property occupies a substantial corner plot with excellent roadside frontage and offers several interesting architectural features. the property is now empty and no longer habitable but offers immense potential for Developers/Builders to create an impressive bespoke home within a highly popular location.



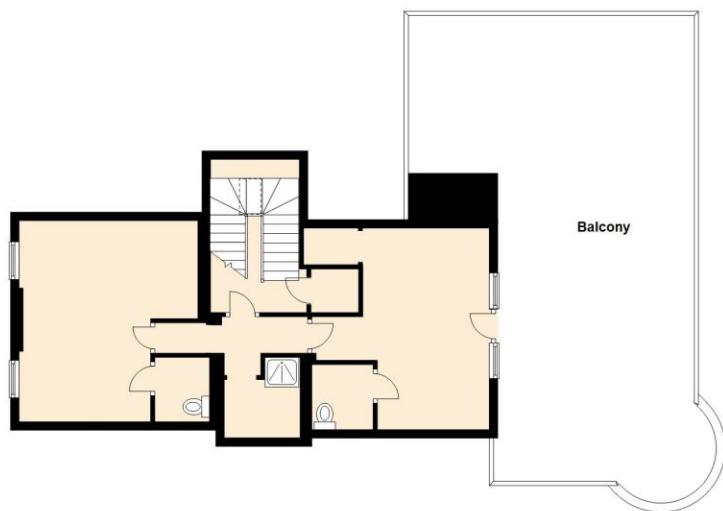
**Ground Floor**  
Approx. 176.2 sq. metres (1896.6 sq. feet)



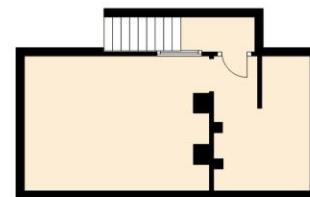
**First Floor**  
Approx. 164.4 sq. metres (1769.5 sq. feet)



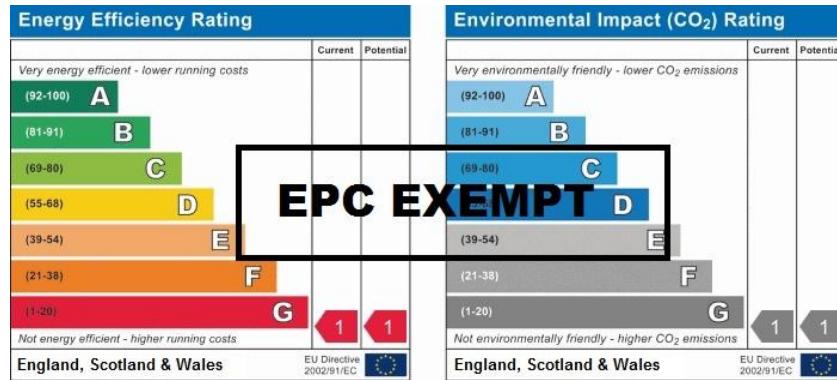
**Second Floor**  
Approx. 56.5 sq. metres (607.7 sq. feet)



**Basement**  
Approx. 23.8 sq. metres (256.1 sq. feet)



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Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Freehold. We are informed by the vendors that the Council Tax Band is Band F Conwy County Borough Council.

Viewing: Strictly by appointment through our Anthony Flint Office.

Services: Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

Proof of Identity and Funds: In order to comply with anti-money laundering regulations. Anthony Flint Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases:  
IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address. PROOF OF FUNDS: a copy of a mortgage offer or bank statement providing evidence of funding is required before we can advise Solicitors of a purchase.

# Anthony Flint

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.