





Yr Hen Fanc, New Road, Glyn Ceiriog, Llangollen, LL20 7HE

Offers In Excess Of £150,000

BUSINESS OPPORTUNITY. Roger Parry and Partners are pleased to bring to the sales market a commercial premises with residential accommodation above. Set within the Ceiriog Valley, boasting countryside views and good road connections. In brief the accommodation affords shop front with two storerooms, kitchen and WC, to the first floor is a living room, bathroom and bedroom. Externally there is an enclosed courtyard and on street parking.

LOCATION 21' 5" x 15' 4" (6.53m x 4.67m) Glyn Ceiriog is popular amongst walkers and cyclists because of its scenery, the Village has a small range of day to day shopping facilities and social amenities, whilst a wider variety can be obtained from the larger Towns of Llangollen and Chirk. There are road links to the major towns in the region which allows for commuting to the commercial and industrial centres of the region.

SHOP Shop frontage with central glazed entrance door and large windows, tiled flooring and ceiling light. Doors into;

STORE ROOM ONE Continuation of tiled flooring and ceiling light

STORE ROOM TWO/OFFICE Continuation of tiled flooring and ceiling light

REAR HALL Tiled flooring, ceiling light and fire exit door opening onto the rear. Door into;

CLOAKROOM Low level WC, wall mounted wash hand basin, hand dryer, electric radiator, ceiling light, tiled flooring and two windows to the side.

KITCHEN/DINER 16' 7" x 10' 1" (5.05m x 3.07m) Fitted with a range of wall and base units with work surfaces over, inset sink with drainer, void for appliances, extractor hood and part tiled walls. Window to the side elevation, tiled flooring, ceiling light, electric radiator, and stairs to first floor.

LIVING ROOM 20' x 12' 5" (6.1m x 3.78m) Light and airy room with Velux window to the front and rear elevations with countryside views, part vaulted ceiling, eaves storage, electric radiator, ceiling light and TV point. Door into;

BEDROOM 12' 4" x 11' 2" (3.76m x 3.4m) Double room with part vaulted ceiling, Velux window to the rear elevation, eaves storage and ceiling light

SHOWER ROOM Fitted with enclosed shower cubicle, low level WC and pedestal wash hand basin. Velux window to the front, ceiling light and extractor fan.

EXTERNAL To the rear of the property is a pathway leading around the one side to the front high street. Good sized raised pebbled court yard area.



General Services: Mains water, Mains drainage and electric heating

Local Authority: Wrexham

Council Tax Band: A

EPC Rating: TBC

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

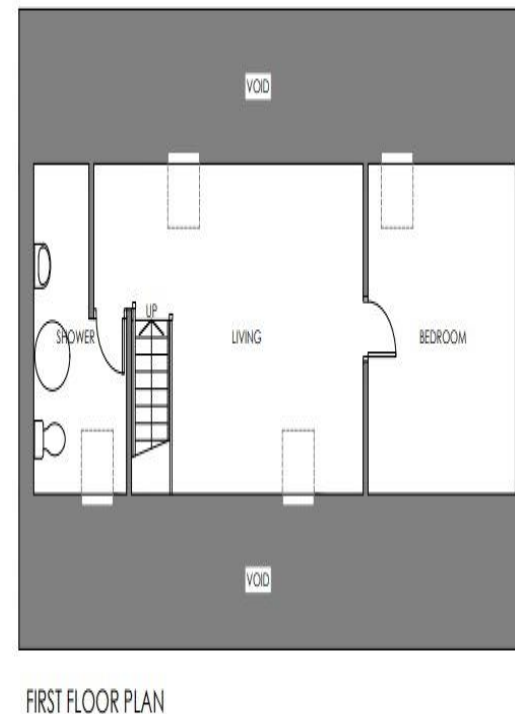
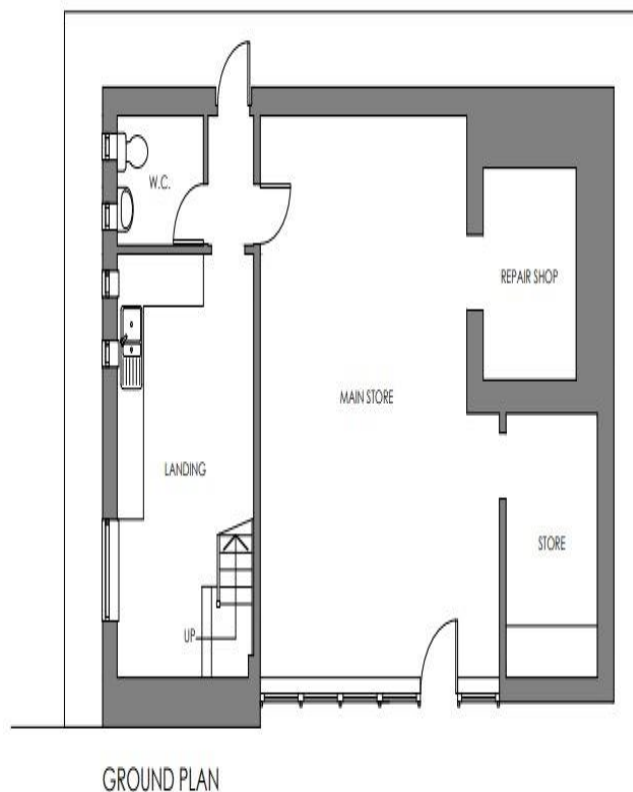
From Oswestry join the A5 travelling towards Wrexham. Upon reaching the Gledrid roundabout take the second exit towards Chirk. Proceed up the hill into Chirk and turn left opposite the church onto the B4500 Castle Road, towards Glyn Ceiriog. Continue on this road for approximately 6 miles, passing through the villages of Pontfadog and Dolywern, until reaching Glyn Ceiriog. Upon entering the village proceed just before the roundabout the property will be found on the right hand side.

Viewing arrangements:

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office: The Estates Office,
Oswestry, Shropshire, SY11 2NU
oswestry@rogerparry.net
01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.