



## Regent Street, Llangollen LL20 8HN Offers In The Region Of £700,000

**\*\*WOW! WHAT AN OPPORTUNITY TO PURCHASE THIS GRAND AND IMPRESSIVELY SPACIOUS GRADE 2 LISTED PROPERTY LOCATED IN THE HEART OF LLANGOLLEN TOWN CENTRE\*\*.** Up until very recently the building has been run as a successful Bed and Breakfast for over 25 years. The property is approximately 300 years old and steeped in History. As well as the main building the property has 2 semi-detached cottages (Formerly the coach house) to the rear which have been used as holiday lets. Due to retirement the current owners have ceased trading which leaves the future owners an array of options as how to use this fantastic property. It obviously lends itself for continuation of a Bed and Breakfast or as an amazing family home with the potential to continue to gain income from the 2 holiday lets. The main building offers 8 bedrooms, 3 Reception rooms, 4 bathrooms and a large main kitchen and utility room. The 2 Holiday lets offer a lounge/kitchen and bathroom to the ground floors and a bedroom to the first floor. All of this makes this property an exciting prospect for someone which ever way it may be utilised. The Desirable Historic Town of Llangollen offers a wealth of local amenities as well as access to some picturesque walks, whether it is by the river, the canals, up to Dinas Bran castle or further into Wales for mountain walks. **VIEWING HIGHLY RECOMMENDED, HOWEVER WE DO RECOMMEND VIEWING THE VIRTUAL TOUR FIRST.**

- An Outstanding opportunity to purchase this grade 2 listed, former Bed and Breakfast
- 8 Bedrooms and 4 Bathrooms to the main property
- Business and residential potential
- **\*\*VIRTUAL TOUR AVAILABLE\*\***
- Impressively spacious and versatile
- 2 Holiday lets each with lounge, kitchen, bathroom and bedroom
- Located in the heart of Llangollen town centre



## Hallway

A grand hallway with a turned staircase up to the first floor, carpeted flooring.



## Dining Room

3.69m x 4.60m (12'1" x 15'1")

With a decorative open fireplace with large timber surround and mantel, sash window to the front with secondary glazing, carpeted flooring.



## Lounge

4.27m x 4.31m (14'0" x 14'1")

A spacious room with an attractive central slate fireplace with tiled hearth and timber mantel, sash window to the front with secondary glazing, carpeted flooring.



## Living Room

5.24m x 6.41m (17'2" x 21'0")

An impressively spacious room with a fantastic inglenook fireplace with large wood burner, brick hearth and timber lintel, parquet flooring, window to the side with secondary glazing, carpeted floor door into inner hall with stairs to the first floor, door down to the basement.



## Basement/Games Room

10.02m x 3.92m approx (32'10" x 12'10" approx)

Large basement separated into 3 parts. Tanked. Carpeted flooring.



## Bedroom 8/Study

3.71m x 2.46m (12'2" x 8'0")

Formerly used as an extra bedroom but could be used as a study or another reception room, however it does have an en-suite so lends itself to a possible bedroom with carpeted flooring, doors off to the utility room, door to en-suite.



## En-suite

Fitted with a low level w.c, wash hand basin, shower, non slip tiled flooring.

## Kitchen

6.00m x 3.95m (19'8" x 12'11")

Spacious and fitted with bespoke antique pine wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, space for a range oven, cooker hood, plumbing for a dishwasher, space for a fridge/freezer, attractive beamed ceiling, 2 windows, tiled flooring, part tiled walls, door off to the side of the property, double doors off to the utility.



## Utility Room

3.52m x 3.33m (11'6" x 10'11")

Fitted with a range of matching wall, drawer and base units, working surface, plumbing for two washing machines, space for a dryer, quarry tiled flooring, feature arch windows to the rear, stable door off to the rear.





### First Floor Landing

A large long landing with carpeted flooring, sash window to the front with secondary glazing, staircase off to the second floor.

### Bedroom 1

4.34m x 4.63m (14'2" x 15'2")

Spacious with a window to the side with secondary glazing, carpeted flooring, built in units.



### Bedroom 2

4.31m x 4.29m (14'1" x 14'0")

Again spacious with an attractive cast iron fireplace, carpeted flooring, window with secondary glazing.



### Bedroom 3

4.32m x 4.24m (14'2" x 13'10")

Spacious with a sash window to the front with secondary glazing, carpeted flooring.



### Bathroom 1

6.13m x 3.82m (20'1" x 12'6")

A grand, palatial bathroom which is said to have links with Queen Victoria, comprising of a cast iron freestanding bath, ornamental toilet, pedestal wash hand basin, wood effect cushioned flooring, built-in storage cupboard, 2 windows.





### Bathroom 2

3.72m x 3.11m (12'2" x 10'2")

Fitted with a low level w.c, pedestal wash hand basin, bath with shower over, exposed wood flooring with patterned flooring, sash window.



### Second Floor Landing

With carpeted flooring, sash window to the front with secondary glazing, carpeted flooring.

### Bedroom 4

4.90m x 4.90m max (16'0" x 16'0" max)

Impressively spacious again with a sash window to

the side with secondary glazing, carpeted flooring, stainless steel sink with wall and base units, door to an ensuite.



### En-Suite

2.60m x 1.87m (8'6" x 6'1")

Fitted oversize shower cubicle with electric shower over with a low level w.c, wash hand basin, shaver point, with vanity unit under, skylight.



### Bedroom 5

4.32m x 4.03m (14'2" x 13'2")

Spacious with a sash window to the front with secondary glazing, carpeted flooring.

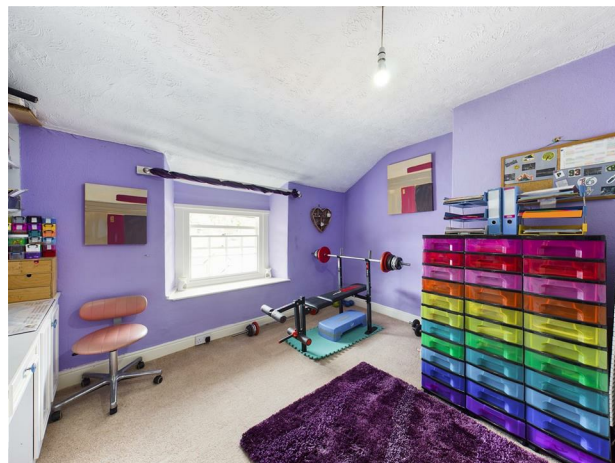




### Bedroom 6

4.06m x 4.38m (13'3" x 14'4")

Well presented with a sash window to the front with secondary glazing, fitted wardrobes, carpeted flooring.



### Outside

To the rear is an L shaped block paved courtyard with a raised area previously used for a hot tub. There is also access to the 2 Holiday lets. To the side of the property is a block paved driveway providing off road parking as well as a large timber shed.



### Bedroom 7

3.66m x 3.73m (12'0" x 12'2")

With a sash window to the rear with secondary glazing, fitted wardrobes.



### Holiday Lets

To the rear of Poplar House are 2 semi-detached cottages which were formerly the Coach house but have now been developed into Holiday lets.

### Cottage 1 - Lounge/Kitchen/dining area

4.57m x 4.55m (14'11" x 14'11")

The front door opens into a good size lounge/kitchen/dining area which has partly carpeted flooring, stainless steel sink and drainer, beamed ceiling, attractive door into the bathroom, fire door to stairs off to the first floor.

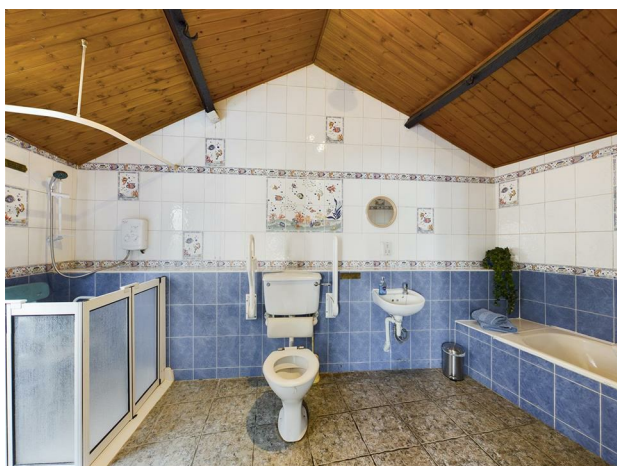




### Bathroom

4.24m x 2.35m (13'10" x 7'8")

A large bathroom fitted with a low level w.c, wash hand basin, disability shower, bath, fully tiled walls, non slip tiled flooring, shaver point, door to a cupboard housing the wall mounted gas combination boiler which sources the gas for both properties.



### Bedroom

4.56m x 4.58m (14'11" x 15'0")

To the first floor is a good size bedroom, carpeted flooring, skylight.



### Cottage 2 - Lounge

4.19m x 3.46m (13'8" x 11'4")

With a double glazed window to the front, stairs off to the first floor, carpeted flooring, beamed ceiling.



### Kitchen

2.70m x 2.31m (8'10" x 7'6")

Fitted with a range limed oak matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, oven, extractor fan, space for a refrigerator, non slip tiled flooring.





### Bathroom

2.64m x 2.06m (8'7" x 6'9")

Fitted with a low level w.c, pedestal wash hand basin, bath, separate shower, shaver point, tiled flooring, fully tiled walls, window.



### Bedroom

3.61m x 4.56m (11'10" x 14'11")

To the first floor is another bedroom which is actually split into 2 so for a family it would make an ideal bedroom with carpeted flooring and a 2 skylights. The second part of the bedroom measure - (3.28m x 2.74m)



### Additional Information

The current owner currently pays Council Tax Band B (£1,441 p/yr) (please be aware this is likely to increase should the property be used as a private residence.

The property has undergone a scheme of maintenance during the last 25 years including: reroofing, re rendering, chimneys repointed, window replaced with sash style windows, external block paving, boilers replaced, cylinder tanks replaced, electric board updated, drains realigned. The property has 6 entrance doors and has potential to be converted to apartments subject to obtaining the necessary permissions. Smoke alarms...heat sensors...Double staircases on all three floors including basement...

### Important Information

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.





You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

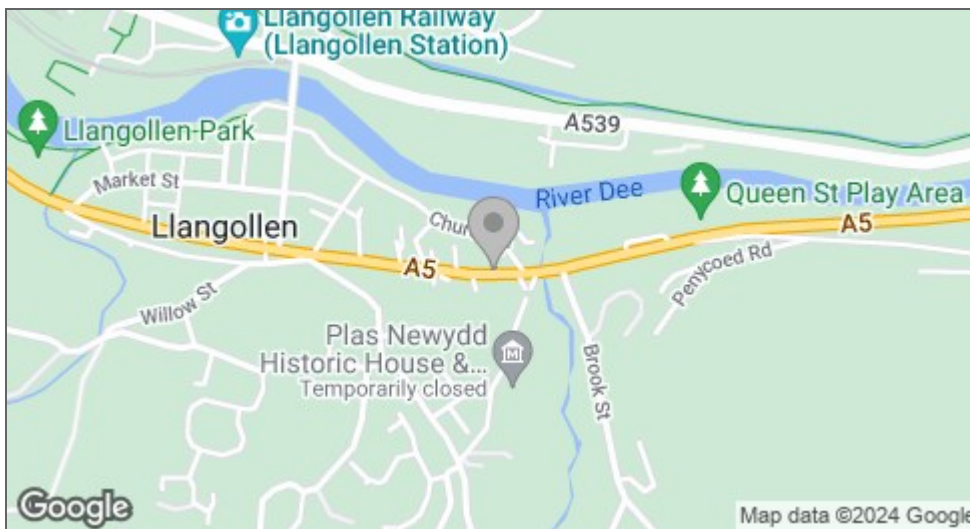
## MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe reposessed if you do not keep up repayments on your mortgage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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