



Holyhead Road, Froncysyllte, Llangollen LL20 7RA

£300,000

Situated in the picturesque village of Froncysyllte, Llangollen, this remarkable character property on Holyhead Road presents an exceptional development opportunity. Spanning an impressive 4,028 square feet, the property boasts a wealth of potential for those looking to create a unique residence or a thriving business venture. The charm of this property is evident in its traditional architecture, which harmoniously blends with the stunning natural surroundings. The spacious layout offers ample room for creative reimagining, whether you envision a luxurious family home or a boutique accommodation that captures the essence of this enchanting area. Froncysyllte is renowned for its breath-taking landscapes and rich history, making it an ideal location for those seeking a tranquil lifestyle while remaining connected to local amenities. The nearby town of Llangollen is famous for its scenic beauty, cultural events, and outdoor activities, providing a vibrant community atmosphere. With its generous size and character, it invites you to explore the possibilities that lie within its walls. Whether you are an investor or a homeowner with a passion for renovation, this is an opportunity not to be missed. Embrace the chance to transform this character property into something truly special in one of Wales' most beautiful settings.

- A FORMER METHODIST CHAPEL
- EPC RATING - D 93
- PICTURESQUE LOCATION
- OVER 4000 SQ FT
- CURRENTLY REGISTRED AS A COMMERCIAL PROPERTY
- SUPERB POTENTIAL
- TWO PARKING SPACES TO REAR
- VIEWING HIGHLY RECOMMENDED



Main Entrance Porch

Painted timber double entrance doors, tiled floor, door to main show room.

Principal Show Room/Former Nave

Former nave, the central body of the chapel with timber flooring vaulted ceiling, stained glass windows to front rear and both sides, door to kitchenette.

Secondary Entrance Porch

Quarry tile floor, stained glass windows to both sides, timber entrance door, door to show room 2.

Show Room Two

Carpet tiles, window to front, two windows to rear with views over the canal and surrounding countryside, double timber doors to main show room, door to stair case down to lower ground floor.

Kitchenette

With base units, complementary worktops, inset sink drainer, window to rear, door to stair case down to lower ground floor.

Rear Hall

Located on the lower ground floor, external door, stairs rising to ground floor, tiled floor, doors to wc and inner hall/ storage area.

WC

With toilet, hand wash basin, windows to side, tiled floor.

Inner hall / storage area

Carpet tiles, window to rear, doors to two offices and bathroom.

Bathroom

Panel bath, wc, hand wash basin, extractor.

Office One

Carpet tiles, window to rear.

Office Two

Carpet, larger office space with three windows to rear and one to side, double doors to storage area.

Storage Area

Extensive storage area located under the Nave with 4 store rooms/workshops with huge potential. Double external doors to side.

Outside

Pedestrian gates from road to both entrance doors, gravel. To the rear there are two parking spaces adjacent the rear property accessed via a shared driveway.

ADDITIONAL INFORMATION

The seller currently pays £587.85 per annum business rated.

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

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 details must therefore be taken as a guide only.

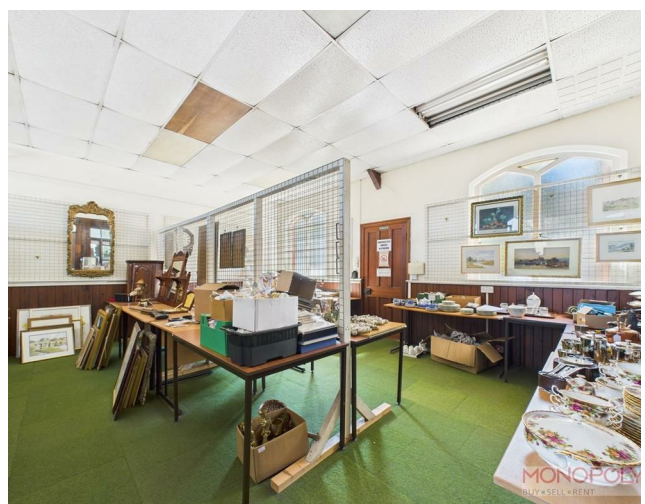
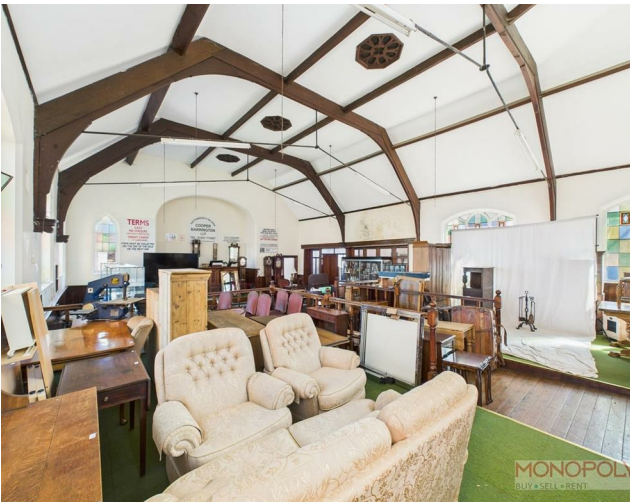
MORTGAGES

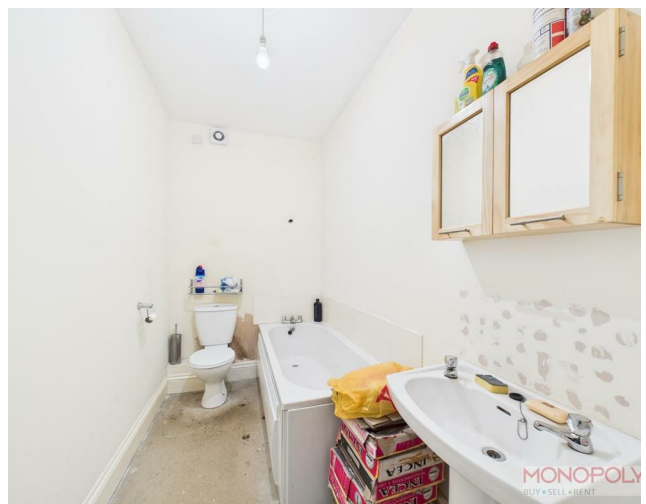
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

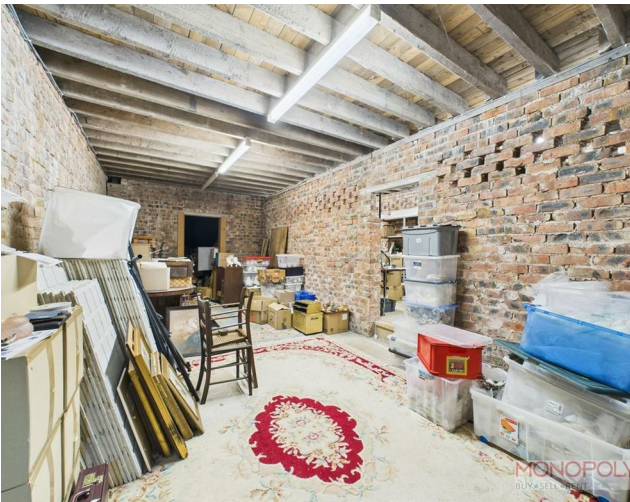
Please remember that you should not borrow more than you can safely afford.

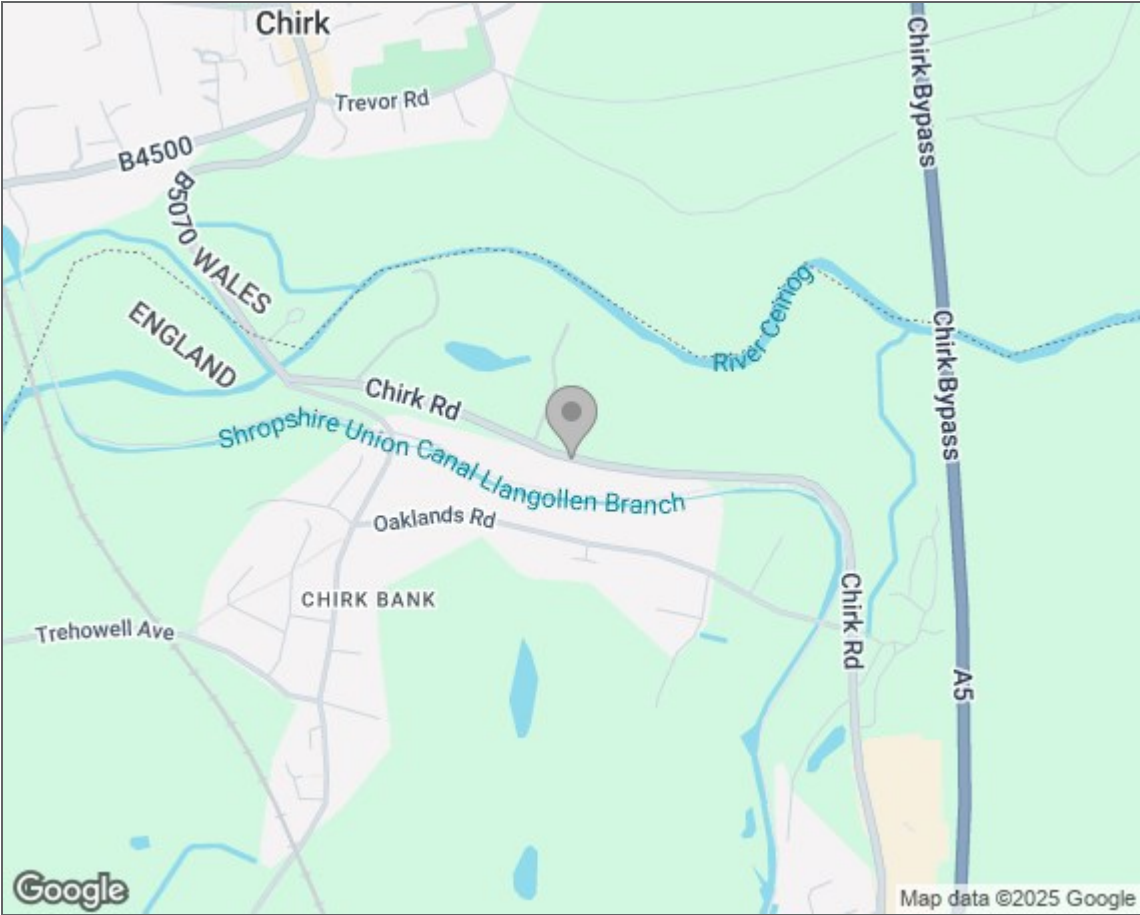
Your home maybe repossessed if you do not keep up repayments on your mortgage











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

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