

# Town & Country

Estate & Letting Agents



, Weston Rhyn, SY10 7SX

**Offers In The Region Of £280,000**

NEW TO THE MARKET - this popular INDEPENDANT PUBLIC HOUSE in the Village of Weston Rhyn including THREE BEDROOMED OWNERS ACCOMODATION ABOVE. This property offers the purchaser the scope to purchase a business opportunity with living accomodation included. There is a large car park and beer gardens. All amenities are close at hand including schools, road networks and larger town and cities.



## Directions



From Oswestry join the A5 travelling towards Wrexham. Upon reaching the Gledrid roundabout take the first exit towards Weston Rhyn. Proceed through the village, onto Station Road and the property will be viewed on the left hand side just over the railway line.

## Accommodation Comprises:

### Ground Floor Lobby

Double doors lead to the bar, doors lead to the lounge and dining room.

### Bar 23'2" x 12'2" (7.05 x 3.71)



Having two windows to the front, bench seating which has recently been covered, new flooring, open fire with beam over, beamed ceiling, two radiators and an opening to the bar.

## Bar Additional Photograph



## Bar Area



The bar is fitted with all shelving, fridges and storage and comes with all hand pumps, optics etc to operate the public house. There is access from the bar area to an underground cellar. The lounge area includes all the tables and chairs.

## Pool Room 30'2" x 17'3" (9.20 x 5.25)



Having a window to the rear and two windows to the side, four radiators and a door to the bar. Door to the side. The TV, dartboard, tables and chairs and pool table are included in the sale.



### Additional Photograph



### Gents Toilets

Leading off from the pool room, this room has one toilet cubicle, urinals, wash hand basin and extractor fan.

### Ladies Toilets

Leading off from the pool room, this room has two toilet cubicles, a wash hand basin and extractor fans.

### Dining Room 17'7" x 21'6" (5.35 x 6.55)



Having two windows to the front, a radiator, bench seating, tables and chairs, exposed ceiling beams and an open brick built fireplace.

### Office

Having shelving, CCTV, Audible alarm system and a door leading to the dining room.

### Pub Kitchen 17'8" x 14'3" (5.38 x 4.35)



Having a window to the rear, this L shaped room has a range cooker, steel food grade kitchen units and fittings included, fridge and freezer, stainless steel double sink with mixer tap, roof light and a door leading to the rear.

### Bedroom Three (Ground Floor) 10'10" x 11'10" (3.29 x 3.61)

Having a window to the front and to the rear, a radiator and pressurised boiler and tank.

### First Floor Hall

Having a window to the front, vinyl flooring and stairs down to the third bedroom.

### Bathroom



Having a window to the rear, a P shaped bath with mixer tap, shower over with two heads, wash hand basin with mixer tap, W/C on vanity unit, heated towel rail, fully tiled walls and vinyl flooring.

### Utility Room 4'2" x 9'6" (1.28 x 2.90)

Having a window to the rear, a range of base units, stainless steel single bowl sink with mixer tap, plumbing and space for appliances and vinyl flooring.



**Kitchen 12'6" x 12'2" (3.81 x 3.71)**



Having a window to the front and fitted with an attractive range of base and wall units with contrasting work surfaces over, eye level double oven and integral microwave, Induction hob with chimney style extractor fan, splash backs, single bowl sink with mixer tap, vinyl flooring, integral dishwasher, fridge/freezer, radiator, plinth lights and a part glazed door to the rear.

**Additional Photograph.**



**Lounge 11'7" x 12'6" (3.54 x 3.80)**



Having windows to the front and to the rear and a radiator.

**Bedroom Two 13'5" x 9'3" (4.08 x 2.82)**



Having a window to the rear, a radiator and laminate flooring.

**Bedroom One 17'4" x 14'0" (5.29 x 4.26)**



Having a window to the front and to the rear, a radiator and stairs down to the office.

**Additional Photograph..**





## Outside the Property



There is a block paved area and two lockable stock rooms, an open log store and a patio area beyond. There is also a second log store. Along with parking for approximately 25 cars, there is a lawned garden beyond providing space for a beer garden, covered entertaining area, tables and chairs and a smoking hut.

## Additional Photograph...



## Parking



There is parking for around 25 vehicles to the left hand side of the property.

## Additional Photograph....



## Additional Photograph.....

## The Front of the Property



## Hours of Business

Town and Country's hours of business are as follows:

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

## To View a Property

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

## To make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property

Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

### **Money Laundering Regulations**

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### **Town and Country Services**

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) -  
VERY COMPETITIVE FEES FOR SELLING.

### **Additional Information**

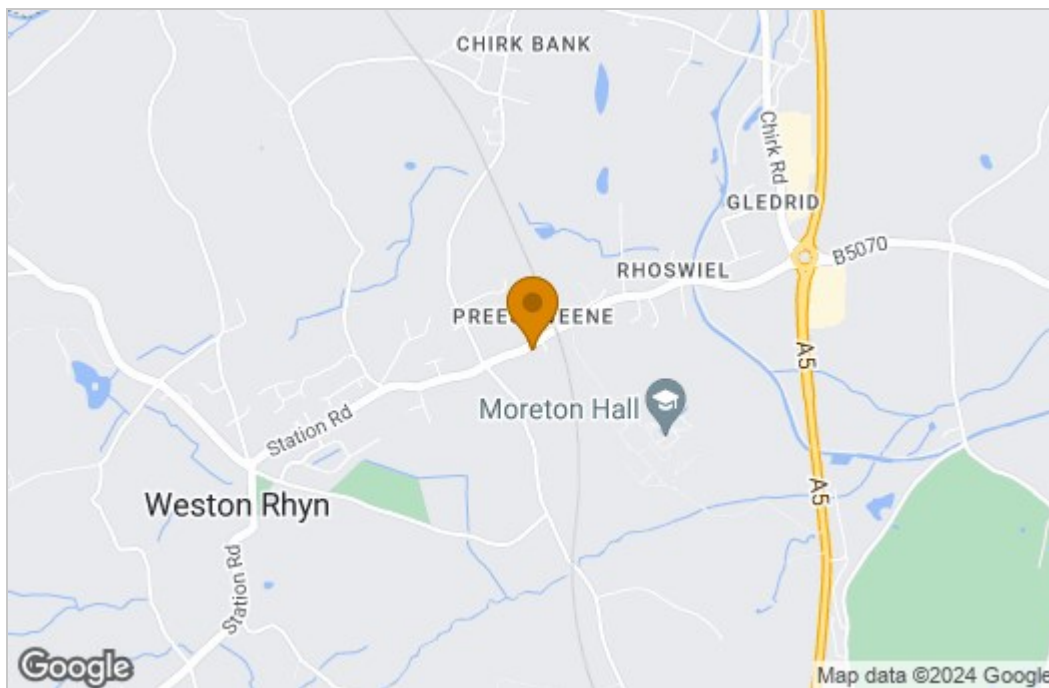
Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

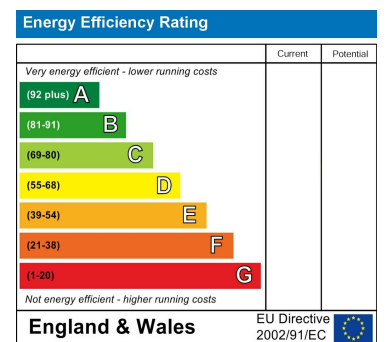
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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