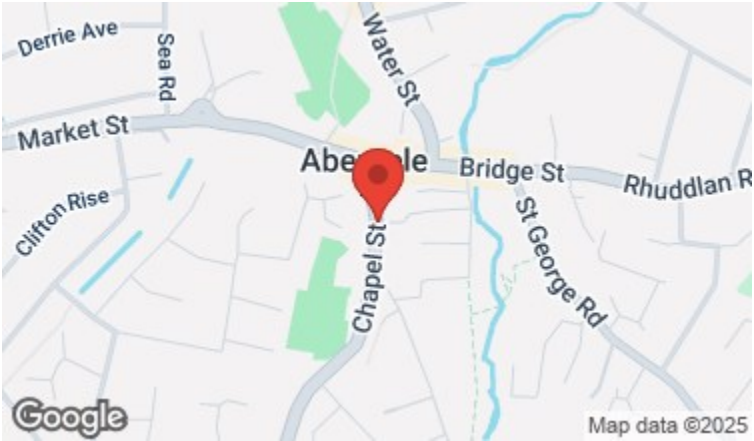




GROUND FLOOR



Rainbows & Dragons Chapel Street, Abergele, LL22 7AW
£225,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Rainbows & Dragons Chapel Street, Abergele, LL22 7AW

£225,000



Tenure
Freehold.

Rates
Rateable Value £7,600. Council Tax for flat.??

Description
The property comprises a ground floor double fronted shop with rear kitchen and storage area, WC with disabled access and access via the back of the shop. The shop is in a prominent location just off the main street through the town.

To the back of the property there is a range of small outbuildings and access for vehicles off Chapel Street. There is a large parking area with ample parking.

Above the shop is a spacious self contained two bedroom flat with access via the back of the property.

Ground Floor Shop
Timber framed glazed door main entrance with restaurant front approximately 7.6m with timber framed glazed windows. Feature stone construction with timber framed glazed windows with lead effect. Service counter, payment area and access to kitchen and preparation rooms. EPC Rating C.

Toilet Block
Toilets for gentlemen, ladies with disabled access.

Back Store
Storage area and rear access.

FLAT
A two bedroom first floor flat with Lounge/Dining Rooms. The dwelling is situated in a prime location for all available amenities from the town centre. UPVC double glazing, modern kitchen and gas fired central heating. EPC Rating D.

Lounge
13'3" x 14'2" (4.06m x 4.34m)

Dining Room
8'5" x 11'6" (2.57m x 3.53m)

Bedroom No: One
11'3" x 10'4" (3.43m x 3.15m)

Bedroom No: Two
8'2" x 11'6" (2.49m x 3.51m)

Bathroom
7'1" x 5'6" (2.16m x 1.68m)

Kitchen
16'2" x 5'4" (4.95m x 1.63m)

Prys Jones & Booth
Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinnel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and

Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

Professional Services
Iwan Prys Jones Bsc. PGDM, MRICS is a full member of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

