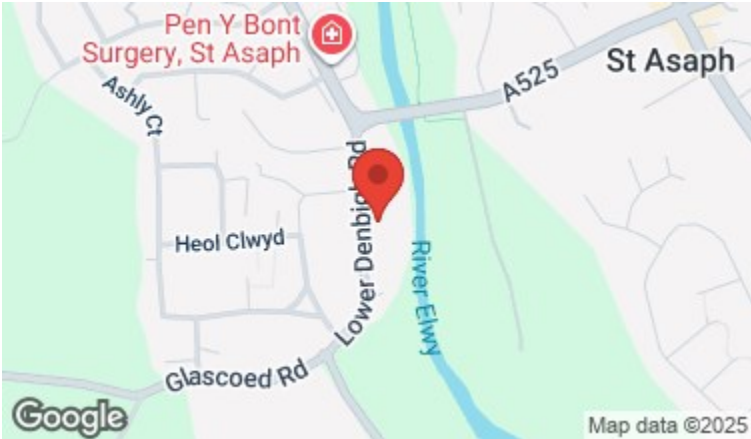




P J B
Prys Jones & Booth



**NO FLOORPLAN
AVAILABLE**

Foxons Tackle 2, Lower Denbigh Road, St. Asaph, LL17 0ED
£265,000



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		
(1-10) G			(1-10) 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.

Nelson House, Water Street, Abergele, Conwy, LL22 7SH
Tel: 01745 823 897 | Email: mail@prysjonesbooth.com
www.prysjonesbooth.co.uk



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Planning
A pre-planning application has been submitted for this property. The outcome is that planning would likely be granted for the property subject to nessecary planning policy requirements on flooding, highways, drainage and ecology being satesfied.

Tenure
Freehold

Rateable Value
Current rateable value (1 April 2023 to present) £16,000 - Information provided by tax.services.gov.uk

Flat above, council tax - B - £1651.35 information provided by - denbighshire.gov.uk

Description
The ground floor currently functions as a Class A1 retail unit, featuring an expansive open-plan layout spanning 158.13m². This space is complemented by ancillary storage areas, an area for a staff kitchen, and a staff WC, making it ideal for a variety of business ventures or potential residential conversion.

Ascending to the first-floor living accommodation, you are greeted by an expansive open-plan lounge and dining room, seamlessly connected by an open archway. This light-filled space, thanks to large aspect windows, can easily be reconfigured into separate lounge and dining areas with the addition of a partition wall.

The kitchen is a chef's delight, fitted with a blend of wall and base-mounted timber units, stylish worktops, and a tiled splashback. It boasts a range of integrated appliances, including an electric oven and grill, a five-ring gas hob, an integrated fridge freezer, a washing machine, and a dishwasher, making it both functional and aesthetically pleasing.

The family bathroom exudes contemporary elegance with fully tiled walls, spotlights, wood-effect LVT flooring, a

large shower cubicle with an electric shower, a freestanding bathtub, a hand wash basin, a bidet, and a WC. Additionally, a storage cupboard provides ample space for linens and houses the water tank.

The primary bedroom is a spacious and inviting retreat, featuring English oak fitted wardrobes, ample space for a chest of drawers, and a double bed.

The second bedroom, currently serving as a secondary reception room, can easily be transformed back into a bedroom. It benefits from dual aspect windows that flood the space with natural light, and a quaint fireplace with a tiled surround and timber mantle adds a charming touch.

The third bedroom is a well-proportioned double room with enough space for a double bed, bedside cabinets, and freestanding wardrobes.

A useful porch area leads to a stunning timber decked terrace, which enjoys a south-easterly aspect and plenty of afternoon sunshine. From the porch, a staircase ascends to a substantial 17m-long loft space, currently utilised as a games room. This versatile area could be transformed into multiple rooms, providing additional bedroom space, living areas, or even a home office.

Outside, the property boasts a well-maintained private garden, bordered by secure fencing and flourishing flower beds, offering a serene and secure outdoor space.

This property presents an incredible opportunity to create a bespoke living space or to continue its use as a mixed-use business property. Its flexible layout and potential for redevelopment make it a rare find in today's market. Don't miss out on the chance to make this unique property your own.

Main Retail Area
59'10" x 25'4" (18.26 x 7.74)

Staff Kitchen
9'0" x 7'5" (2.76 x 2.28)

Staff WC
6'11" x 2'7" (2.12 x 0.80)

Ancillary Storage
17'1" x 17'1" (5.23 x 5.21)

Lounge
14'6" x 12'9" (4.43 x 3.89)

Dining Area
14'7" x 12'8" (4.47 x 3.88)

Kitchen
12'5" x 14'6" (3.79 x 4.42)

Bathroom
12'3" x 9'8" (3.75 x 2.96)

Bedroom 1
20'8" x 8'4" (6.30 x 2.56)

Bedroom 2
12'8" x 14'9" (3.88 x 4.52)

Bedroom 3
11'6" x 12'2" (3.52 x 3.71)



Loft
57'4" x 11'6" max (17.5 x 3.53 max)

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, Kinmel 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
David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

