



Star Inn Queen Street, Llangollen, LL20 8LA
Price £149,950

A former public house offering a restoration or development opportunity situated in the well-known and picturesque town of Llangollen, which lies on the banks of the River Dee. Ground floor has front and side bar areas, two public areas and kitchen to rear, two cellar rooms. The first floor offers 6 bedrooms, bathroom and separate w.c. Courtyard area to side. The building offers potential for a variety of uses (subject to statutory consent)

Location

Llangollen provides a sought after and convenient residential location renowned for its picturesque setting on the River Dee and for its Annual International Musical Eisteddfod. The town offers an excellent range of day to day shopping facilities together with both primary and secondary schools, social amenities etc whilst good road links provide easy daily commuting to major commercial and industrial centres throughout the area.

Ground Floor

Bar and public areas, side access to courtyard, male and female w.c areas

Front Bar Area 13'2" x 18'4" (4.03 x 5.61)

Stairs down to cellar.

Cellar 1 12'2" x 9'4" (3.72 x 2.87)

Cellar 2 12'2" x 8'11" (3.72 x 2.73)

Side Bar 21'5" x 17'6" (6.55 x 5.34)

Public Area 1 12'9" x 10'10" (3.91 x 3.32)

Public Area 2 17'5" x 13'10" (5.32 x 4.23)

Kitchen 14'7" x 13'10" (4.47 x 4.23)

On The First Floor

6 bedrooms, bathroom and separate w.c

Bedroom 1 13'2" x 14'3" (4.03 x 4.36)

Bedroom 2 14'7" x 13'10" (4.47 x 4.23)

Bedroom 3 12'9" x 10'10" (3.91 x 3.32)

Bedroom 4 12'2" x 10'11" (3.72 x 3.35)

Bedroom 5 13'2" x 9'11" (4.03 x 3.04)

Bedroom 6 14'7" x 13'10" (4.47 x 4.23)



Floor Plan



Energy Efficiency Graph



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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