

# EGERTON ESTATES



## Hen Dy Capel , Bryn Refail, LL70 9PJ

**Offers In The Region Of £245,000**

Shop/Cafe with 2 Bed Accommodation. Egerton Estates are excited to bring to the market this unique property with SO MUCH POTENTIAL. A rare opportunity to acquire a detached multi purpose property in the village of Brynrefail located on the A5025. Currently appointed to provide shop/cafe premises on the ground floor and a separate entrance to the side offering access to a two bedroom home, to include cloakroom, lounge, kitchen/ diner and bathroom, with decked area to enjoy sea and mountain views. The whole property is In need of updating, which is reflected in the price and sold with vacant possession on both the shop and the residence. NO ONWARD CHAIN

### **Cafe & Shop 39'4" (max) x 15'8" (12.00 (max) x 4.78)**

Until recently utilised as a cafe and craft shop with corner serving counter, and good wall space for display. Electric wall heaters, wall shelving, exposed ceiling beams. And fire alarm system.

### **Customer WC 7'3" x 6'6" (2.20 x 1.97)**

With disabled facilities having a WC, wash hand basin, telephone and Internet connection, room heater.

### **Kitchen 11'6" x 8'7" (3.51 x 2.62)**

Having modern base and wall units with good worktop surfaces to include a stainless steel sink unit. Room heater, wall shelving, access to:

### **Store Room 14'9" x 8'7" (4.50 x 2.62)**

Plus a good under stairs storage area and with wall shelving, power and light.

### **Outside**

Spacious concreted area to the front gives a good area for putting out table having distant sea views. There is off road public parking for several cars available for customers within 100 meters of the property.

### **Hen Dy Capel Apartment**

Side entrance.

### **Entrance Hall**

On ground level. Staircase to first floor. Electric storage heater.

### **Cloakroom**

With w.c and wash basin.

### **Store Room 5'8" x 6'11" (1.72 x 2.12)**

### **Staircase to First Floor**

Electric Storage Heater.

### **Lounge 17'3" x 12'10" (5.27 x 3.91)**

With Window on two sides with distant views of the sea and mountains. Gas fire.

Access to a decked area with views. Electric Storage Heater.

### **Kitchen 9'1" x 14'4" (2.77 x 4.36)**

With buttermilk base and wall units with wood effect worktops. Integrated electric hob with oven under and extractor over.

Space for washing machine. Three windows offering ample natural daylight. Space for a small dining table, Electric Storage Heater.

### **Bedroom One 13'8" x 16'5" (4.17 x 5.01)**

Spacious master bedroom with ample room for bedroom furniture and views over countryside towards the sea. Electric Storage Heater.

### **Bedroom Two 13'8" x 9'11" (4.17 x 3.03)**

With window overlooking countryside towards the sea. Electric Storage Heater.

### **Bathroom 10'3" x 6'6" (3.13 x 1.98)**

Comprising w.c, wash basin set in a pine vanity unit, panelled bath.

### **Council Tax Band**

Band C

### **Energy Performance Certificate**

Band G

### **Services**

Mains Water, Electricity and Private Drainage. Electric Storage Heating.

### **Viewing**

Strictly by appointment with the agent. Egerton Estates Benllech 01248 852177



# Floor Plan



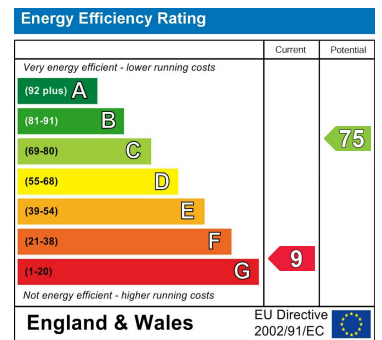
Total area: approx. 92.3 sq. metres (993.1 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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