

# EGERTON ESTATES



Hen Dy Capel

, Bryn Refail, LL70 9PJ

Offers In The Region Of £245,000



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

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)

### Customer WC

7'3" x 6'6" (2.20 x 1.97)

### Kitchen

11'6" x 8'7" (3.51 x 2.62)

### Store Room

14'9" x 8'7" (4.50 x 2.62)

### Outside

### Hen Dy Capel Apartment

### Entrance Hall

### Cloakroom

### Store Room

5'8" x 6'11" (1.72 x 2.12)

### Staircase to First Floor

### Lounge

17'3" x 12'10" (5.27 x 3.91)

### Kitchen

9'1" x 14'4" (2.77 x 4.36)

### Bedroom One

13'8" x 16'5" (4.17 x 5.01)

### Bedroom Two

13'8" x 9'11" (4.17 x 3.03)

### Bathroom

10'3" x 6'6" (3.13 x 1.98)

### Council Tax Band

### Energy Performance Certificate

### Services

### Viewing

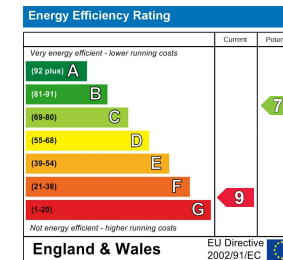
## Area Map



## Floor Plan



## Energy Efficiency Graph



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