



Builders Yard Mill View Felin

Idanrwst LL26 0BB

£200,000

A superb opportunity to acquire a modern block built office, store/workshop and builders yard in a convenient location within the town.

Potential re-development, subject to consent.

Located in a highly convenient setting on the edge of the town centre in a predominately residential area. The detached block built workshop and office offers modern facilities with benefit of W.C and Kitchen together with central heating system.

In addition there is a large workshop/store with twin timber doors and side door.

Large level compound area with high level security fencing.



Tel: 01492 642551

<https://www.iwanmwilliams.co.uk>

Location

The Accommodation Affords:
(Approximate measurements only)

Covered Side Entrance

Store:

24'11" x 19'8" (7.6m x 6m)

Concrete base with twin timber doors and two windows to side elevation.

Entrance Passage:

W.C with low level suite and sink.

Office Premesis:

17'4"x 13'1" (5.3mx 4m)

Base units and double drainer sink; window to side elevation. We understand that the office and W.C area is of cavity built construction and the store area is of single block 225mm solid block wall elevations.

Services:

Mains water and electricity are connected to the property.
Septic tank drainage.

Tenure:

Freehold.

Directions:

Proceed from the Agents office towards Abergele, turn left towards Regents Park, turn first right and follow the road to the back of Tremarfon and the property will be viewed on the left hand side at the back of the Old Mill, Y Felin, Llanrwst.

Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

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

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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