



## Land At Llys Jones Nebo Road

Llanrwst LL26 0SD

£100,000

Land with potential for light industrial/commercial development located on outskirts of this popular market town of Llanrwst.

Land extending in total to approx 0.95 acre (0.38hcs) in a semi rural setting on the outskirts of Llanrwst.

The land is suitable for light industrial or commercial use (subject to necessary consent). Lying adjacent to Taxi/Bus company business premises and small haulage contractor, garage and workshop.

Access to the site is over car park of adjoining landowner. Services are located nearby.



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

# Location


## Location:

Llanrwst. Land extending to approx 0.95 acres (see attached plan) currently used as storage and paddock area.

## Services:

Mains services are located off Nebo Road.



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

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