



## The Old Ship, Trefriw LL27 0JH £435,000

An outstanding character public house and restaurant business located in a popular tourist village on the edge of the Snowdonia National Park.

This extremely successful traditional public house and restaurant is located in the heart of the village providing a warm and welcome atmosphere. Set in a large plot with extensive level parking, large riverside beer garden, covered outdoor seating and real fires for cooler evenings. Beautifully presented 4-bedroom owners accommodation and planning permission providing tremendous potential to further develop this superb well established business. Viewing highly recommended.



Tel: 01492 642551  
<https://www.iwanmwilliams.co.uk>





## Location

This traditional freehold public house offers superb character accommodation in a prominent village centre setting in a highly popular tourist destination. Owned and operated by our client for over 20 years - providing a warm welcome with fine ales, open fires, intimate dining rooms and bar area.

There is planning consent to extend and further develop this property should the new owner wish to build on the existing good will and the superb business created by our client.

The property has been refurbished and has a new roof and well presented self-contained owners accommodation at first floor level which enjoys extensive views across the valley. Large well maintained beer garden, outside covered area and large car park.

The property has been refurbished and has a new roof and well presented self-contained owners accommodation at first floor level which enjoys extensive views across the valley. Large well maintained beer garden, outside covered area and large car park.

The Old Ship Inn is regarded as one of the areas finest traditional pub and restaurant with a strong emphasis on good ale and locally sources quality food. The location of the business attracts customers and friends from all over due to its close proximity to the Snowdonia mountain range and outdoor recreational activities such as Zip World and Snowdonia Adventure Park (Formally known as Surf Snowdonia). The main bar/dining rooms are arranged around the central bar servery and have a range of free standing tables and chairs together with fixed perimeter booths and seating areas, open fireplace housing wood burning stoves, lower level dining room, ladies and gents WC. Food is served in the informal bar and dining areas approximately 50 covers and 24 covers in dining room. Ancillary comprehensively equipped commercial kitchen with a range of stainless steel equipment, washing up and food preparation areas.

### Accommodation Affords:

(Approximate measurement only)

#### Bar

26'9" x 14'4" (8.16 x 4.37)

Leaded front windows, multi-fuel stove, servery, front entrance porch, radiators, steps down to:

#### Dining Room

14'1" x 16'0" (4.3 x 4.87)

Windows to front, stable door, feature inglenook fireplace, door to outside.

#### Gents WC

#### Dining Area

9'6" x 17'1" (2.9 x 5.2)

Radiator, window to rear, cast iron and tile fireplace surround.

#### Rear Ladies WC

#### Rear Bar Servery

Door leading to outside.





### Preparation Room

11'3" x 8'8" (3.44 x 2.64)

Base and wall units. Steps down to:

### Kitchen

10'4" x 12'1" (3.15 x 3.68)

Range of stainless steel commercial kitchen equipment and water heater and boiler.

### Rear Prep/Washing up Room

9'8" x 12'1" (2.95 x 3.69)

### Beer Cellar and Cold Storage

7'8" x 12'8" (2.33 x 3.86)

### Owners Accommodation

Door at first floor level to hallway.

### Living Room

16'3" x 15'9" (4.95 x 4.8)

Exposed timber flooring, column radiator, cast iron fireplace with coal effect gas fire, sash windows to front elevation.

### Breakfast Kitchen

11'1" x 8'9" (3.39 x 2.67)

Fitted base and wall units, stainless steel oven, four-ring hob, sink and plumbing for washing machine, window to rear enjoying views.

### Bedroom 1

12'2" x 12'4" (3.71 x 3.77)

Built in wardrobe, radiator, views to rear.

### Bedroom 2

15'7" x 8'10" (4.74 x 2.7)

Overlooking front, radiator.

### Bedroom 3

9'5" x 10'10" (2.87 x 3.3)

Radiator.

### Bedroom 4/Office

10'10" x 8'4" (3.3 x 2.53)

Radiator.

### Shower Room

Shower, WC, vanity basin.

### Bathroom:

W.C, sink and bath; cupboard housing Valiant gas boiler for the upstairs heating.

### Large Store/Workshop

17'9" x 12'1" (5.42 x 3.69)

Twin timber doors, currently providing for pub storage area. Planning consent to extend and redevelop this rear section and workshop to provide additional dining area and new kitchen.

### Outside

Large level car park providing ample customer car parking area, covered outside seating, large well maintained riverside beer garden and private summer house for owners use.

### Business Rates

(To be confirmed)

### Business

This is an established and highly profitable business which has been built up over the years by the current owner. The accounts are available to bonafide purchaser after viewing. However, the prospecting buyer may need to sign a nondisclosure/confidentiality agreement.

### Services

Mains water; Electricity; Gas and drainage connected to the property.

### Viewing

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)


### Directions

Property is located in the village centre of Trefriw opposite the butchers and the village church.

### Proof of ID

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
<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	

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.

## Iwan M Williams Estate Agents

5 Denbigh Street  
Llanrwst  
Conwy  
LL26 0LL

Tel: 01492 642551  
Email: [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

