



21 High Street, Llandrillo

Guide Price £495,000

A VERY DESIREABLE FREEHOUSE VILLAGE INN WITH SUPERB PUB, RESTAURANT AND GUEST FACILITIES - NORTH WALES

Nestled within the picturesque village of Llandrillo on the edge of the Berwyn mountain range, The Dudley Arms is an exceptional Freehold Inn. The Business thrives, built on a strong reputation that has been nurtured by the current Owners. The Pub provides all the warmth of a traditional Inn coupled with excellent living accommodation, catering facilities plus guest rooms and separate cottage appointed to a very high standard. There is much opportunity to build on the already healthy trade as the area has developed a busy tourist trade over recent years with easy access to Llangollen, Bala and the Snowdonia National Park. The Inn is well placed to continue to prosper well into the future. In all, this is a prime example of a good all round village Inn. Early enquiries are strongly recommended through the Sole Selling Agents Hart & Co 01244 403547.



LOCATION

Located on the edge of the Berwyn mountain range, within a picturesque village setting. The Dudley Arms offers easy access to the popular tourist destinations that are Llangollen, Bala and Snowdonia National Park. The village itself has become a prime tourist destination with three popular five star camping, caravan and self catering sites situated nearby as well as numerous holiday let cottages situated within easy travelling distance. The Berwyn Mountains and nearby River Dee are popular with hikers and other outdoor pursuits within a region of outstanding national beauty.

DIRECTIONS

Located at 21 High Street, Llandrillo, Denbighshire. For sat nav key in LL21 0TL.

ACCOMMODATION

GROUND FLOOR

Entrance, Snug/Bar with Inglenook style fireplace, beamed ceiling, stool and bench seating, access to bar servery.

RESTAURANT AREA 1

Approximately 36 covers.

Feature fireplace with slate surround and cast iron fire, slash window, beamed ceiling, access to bar servery.

RESTAURANT AREA 2

Approximately 20 covers.

Beamed ceiling, cast iron feature fireplace, bay window.

GAMES ROOM

Pool table, darts board and oche, beamed ceiling, slot machines, centrally situated bar area with till, glass wish, two double fronted glass chiller cabinets.

CELLAR (LOWER GROUND FLOOR)

With chiller/air conditioning, additional stock storage.

KITCHEN

Fully equipped to catering standard with commercial vented stainless steel extraction system, stainless steel sink with over rinse, hand wash, stainless steel prep surfaces with additional triple hot service pass, one double, one single fryer, six burner range oven, assorted microwaves and chillers.

PREP ROOM

With dish washer, assorted chillers and base units.

INNER COURTYARD

With ladies and gents WC's.

STAIRCASE TO LANDING

GUEST BEDROOM ONE

A beautiful double room with en suite facilities.

GUEST BEDROOM TWO

Another well presented double bedroom with en suite facilities.

DOOR LEADING TO OWNERS ACCOMMODATIONS

Spacious and well appointed, the Owners accommodation provides a most attractive addition to the property with open plan living kitchen with A frames, the kitchen area is well appointed with pine fitted base wall and drawer units with marble work surfaces. Additional ancillary room/utility plus WC and wash basin.

INNER HALL/RECEPTION

BEDROOMS

Large double bedroom with built in wardrobes and en suite shower facilities. There are two further double bedrooms and another shower/bathroom.

EXTERNAL

There is a large car park (circa 16 cars)/seating area to the rear which forms a most attractive and well utilised outside space.

COTTAGE

A newly refurbished beautiful self catering cottage. Fully equipped with stylish well appointed kitchen, living room, two bedrooms, both with tastefully appointed en suite facilities. There is also an enclosed courtyard to the frontage.

AGENTS NOTE

In addition, there is an attractive stone built ancillary building which we understand has had plans submitted for residential conversion (pending).

TRADE, FIXTURES AND FITTINGS

Trade, fixtures and fittings are offered for sale as part of the sale package and will be made available subject to contract as a written inventory.

AGENTS NOTE

The equipment has not been tested and therefore Hart & Co give no guarantee or warranty as to condition. Prospective Purchasers are advised to carry out their own tests prior to legal commitment to purchase.

LICENSE

The property is fully licensed. For further informaton please contact Hart & Co 01244 403547.

TENURE

Freehold. Free of tie.

THE BUSINESS

The Business is currently closed.

VIEWING

Viewing is strictly by appointment through the Sole Selling Agents Hart & Co 01244 403547 or info@hartagents.com

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