

**SIOP CADER
LLWYNGWRIL
LL37 2YJ**

Offers in the region of £57,500 freehold



**Former shop premises
Central village location
Non standard construction
Rear garden - no dedicated parking**

This former shop premises is situated in the centre of the village within easy walking distance to the railway station and nearby council car park. Currently divided into 3 rooms and previously used as a workshop. Built of non standard construction with part rendered front and rear, corrugated iron side walls and roof and wood single glazed windows. There is a small sunny garden at the rear with mature planting. Siop Cader has no dedicated parking or electricity. It could make the ideal retail outlet or workshop / studio. There is no residential use currently.

Llwyngwrl is a small but stunningly beautiful village on the shores of Cardigan Bay. The village has a shop and there is a daily bus and mainline rail service. Tywyn which is approximately 8 miles away boasts its own leisure centre and swimming pool complex plus all the usual facilities including a cinema, cottage hospital and high school. Dolgellau another hub for shops and leisure centre is approximately 11 miles away. For golfing, boating and all water sports the harbour village of Aberdovey is just fourteen miles away along the coast past Tywyn towards Pennal and Machynlleth.

The property comprises wood single glazed door to;

FORMER SHOP **4.38m x 4.04m**

Single glazed display windows to front, 2 velux skylights, vaulted ceiling, laminate floor, walk in cupboard with single glazed window to side and tiled floor.

HALLWAY

Part panelled walls, laminate floor, loft access.

CLOAKROOM **2.55m x 1.42m**

2 single glazed windows to side, vinyl floor, w c, compact sink, tiled corner shower cubicle with electric shower, electric towel rail.

REAR WORKSHOP **5.10m x 2.96m**

Single glazed window to rear and side, stable door to rear, laminate floor, base units, stainless steel sink and drainer with under sink electric water heater, laminate work top.

STOREROOM **3.06m x 2.86m**

OUTSIDE FRONT

Roadside location slightly set back from the road, gated access either side to rear.

REAR

Fully enclosed with patio area to the side, lawn with mature shrubs and trees.

AGENTS NOTE

The current electric supply will be disconnected on completion and the purchaser responsible for connection of new supply.

ASSESSMENTS Currently exempt.

TENURE The property is Freehold.

SERVICES Mains water (metered) and main drainage are connected.

MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £25 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

DISCLAIMER

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Welsh Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

LASER TAPE CLAUSE

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.



