Town & Country

Estate & Letting Agents









Five Baby Elephants, High Street, Llanfyllin, SY22 5AQ

Offers Over £167,000

Here is an ideal opportunity to start your own business in a small town surrounded by beautiful countryside (see the Youtube link below) presently having zero business rates and the two bedroomed living accommodation is above the shop, so no travelling to work and back!

Town and Country are pleased to market this fabulous mid terrace property, set over 5 storeys with a spacious business premises, currently working as an art and craft retail shop with a studio below, and a modern apartment accommodation above that has been recently refurbished. The apartment has a good sized living area, two bedrooms, and family bathroom. To the rear are views over the spectacular Welsh hills and St Myllin's Church, which has beautifully well-kept grounds. To the front is a great lookout onto the vibrant market town of Llanfyllin. The town has all the amenities with excellent restaurants and pubs, independent shops and cafes as well as a weekly market. It is an ideal base for exploring north Powys, southern Snowdonia and nearby Lake Vyrnwy, Pistyll Rhaeadr, Welshpool and Oswestry in a potential buyers free time.

Directions



From our Willow Street office, proceed out of town before turning left onto Welsh Walls. Follow the road round and turn left and proceed to the traffic lights. At the lights turn right and head towards Morda. Proceed through the village and turn right upon reaching the bypass. Continue along before turning right at the crossroads at Llynclys. Follow the road along until reaching a turning on the left signposted for Llansantffraid. Follow through Llansantffraid, turning right towards Llanfyllin just after the Red Lion Hotel. After approx 3 miles pass through the village off Llanfechain and turn right at the junction (approx. 1 mile after the village) towards Llanfyllin. On entering Llanfyllin you will find the property on the right hand side.

Llanfyllin

Llanfyllin is a bustling historic market town with lots of personality. Its high street is filled with lots of historical buildings and a wide variety of shops, cafes, pubs and restaurants. Nestled among green hills, Llanfyllin is a convenient base from which to explore North Powys and Snowdonia. Having good primary and secondary schools, medical centre and historical attractions nearby, the town has a lot to offer to a potential buyers. Having also great road links to the nearest larger towns of Welshpool and Oswestry, both offering larger health centres, facilities and supermarkets.

Shop Floor

Retail Space 21'5" x 10'2" (6.55m x 3.10m)



Accessed from the high street, the shop offers ample space for a potential business owner with two shop displays and shelving. With stairs leading to the workshop. Having laminate flooring, picture rail and radiator.

Workshop/Gallery 22'1" x 9'11" (6.75m x 3.03m)



With original quarry tile flooring and beamed ceiling, uPVC double glazed window to the rear, plumbing for washing machine and space for dryer, shelving and sink unit, power and lighting and radiator.

Additional Photograph



Rear Hall
With stairs off and door to the rear for private access to the living accommodation.

LIVING ACCOMODATION
With internal door leading to the shop and stairs off to the first floor.

First Floor 23'1" x 10'9" (7.04m x 3.3m)
Having open plan Kitchen and Living Area.

Kitchen



Well equipped Kitchen comprising base units with work tops over, inset stainless steel double sink with mixer tap, recently fitted Smeg integral oven with hob over, wood effect vinyl flooring, built-in storage cupboard housing combi-boiler and window to the rear with views onto church grounds and the vast hills of Llanfyllin.

Additional Photograph



Living Room

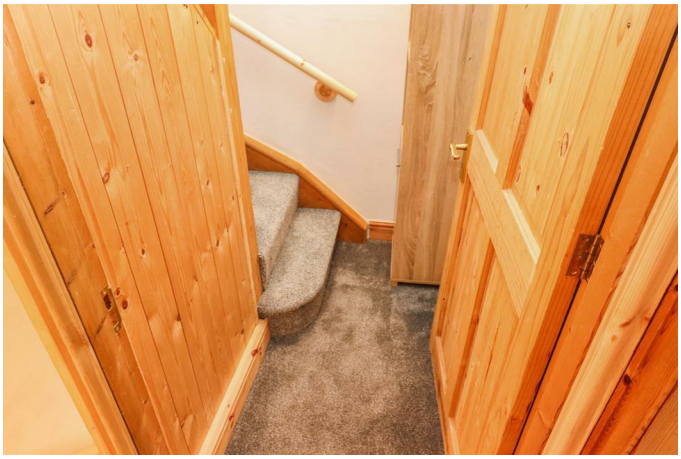


Bright living area with sash window to the front, fitted carpets, decorated with Morris & Co Bramble wallpaper, wall and ceiling lights and radiator.

Additional Photograph



Second Floor



Stairs leading to third floor.

Bedroom One 12'1" x 10'10" (3.69m x 3.32m)



Large double bedroom having sash window to the front, fitted carpet, ceiling light and radiator.

Bathroom



Modern white three piece suite compromising panelled bath with mixer tap and mains shower over, W/C, wash hand basin with mixer tap, sash window to the rear with stunning views, recessed lighting, heated towel rail, part tiled walls and radiator. Having vinyl flooring and part tiled walls.

Third Floor

Bedroom Two/Home Office 10'1" x 23'1" (max) (3.079m x 7.04m (max))



Versatile space having velux window to the rear with breath-taking views of the Welsh countryside, vaulted ceiling and eaves storage, ceiling light and radiator.

Rear

Shared walkway to the rear giving access to living accommodation.

Views To The Rear



Additional Photograph



Additional Photograph



Views To The Front



Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Hours of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 4.00pm

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

Town and Country recommend that a prospective buyer follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band B.

Services

The agents have not tested the appliances listed in the particulars.

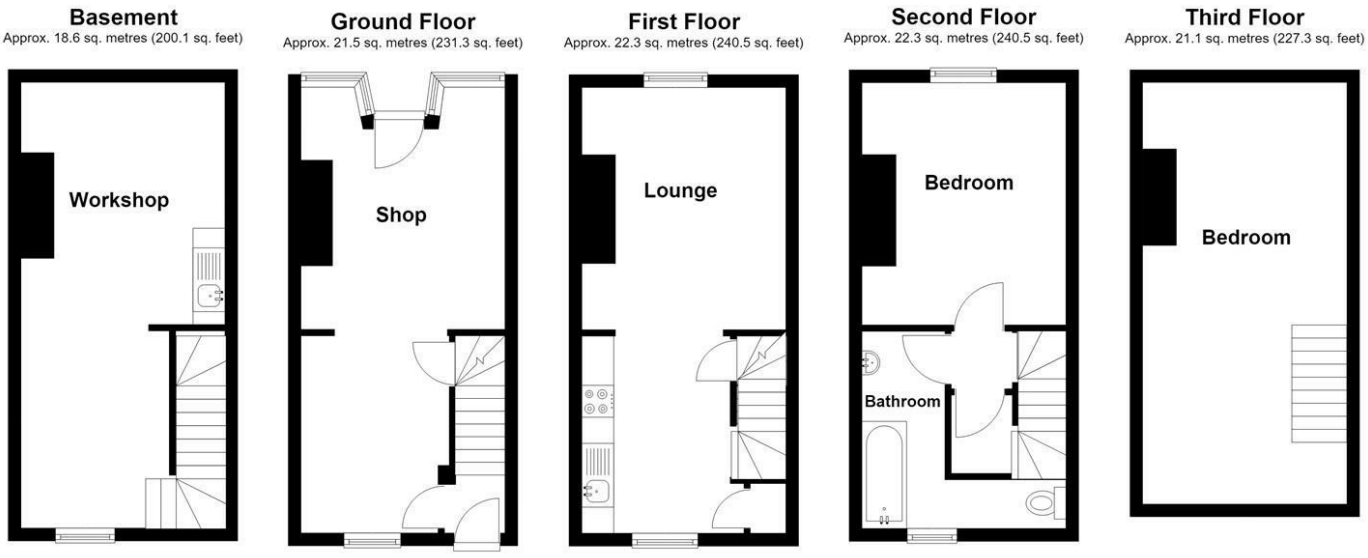
Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers 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 £45+ 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 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.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

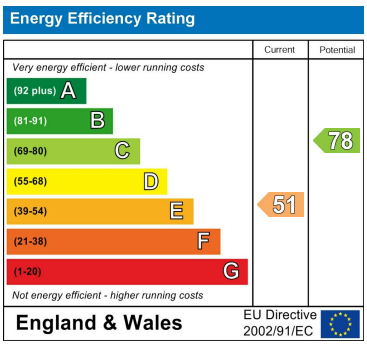
Floor Plan



Area Map



Energy Efficiency Graph



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