



High Street, Llandrillo

£495,000

Set in the heart of the sought-after village of Llandrillo, on the edge of the stunning Berwyn mountain range, The Dudley Arms is an outstanding freehold village inn offering an excellent balance of character, comfort and commercial potential.

This highly regarded property combines the charm of a traditional country pub with impressive, well-appointed facilities throughout. The bar and restaurant areas provide a warm and welcoming atmosphere, while the catering facilities are well-equipped to support a food business. In addition, the property benefits from quality guest accommodation and a separate cottage, all finished to a high standard, offering multiple income streams.

The inn enjoys a strong trading position, with significant scope for growth thanks to its prime location in an increasingly popular tourist area. Llandrillo has seen a rise in visitor numbers in recent years, supported by nearby five-star camping, caravan and self-catering sites, as well as a variety of holiday cottages within easy reach.

Ideally positioned for access to some of North Wales' most popular destinations, including Llangollen, Bala and Snowdonia National Park, the property attracts walkers, cyclists and outdoor enthusiasts year-round. The nearby Berwyn Mountains and River Dee further enhance its appeal, offering a wealth of recreational activities in an area of outstanding natural beauty.

Overall, The Dudley Arms represents a superb opportunity to acquire a versatile village inn in a prime trading location, with excellent facilities and strong potential for success.



ACCOMMODATION GROUND FLOOR

Entrance leading into a cosy snug/bar featuring an inglenook-style fireplace, exposed beams, and a mix of stool and bench seating. Direct access to the main bar servery.

RESTAURANT AREA 1

Providing approximately 36 covers. Characterful space with a slate-surround fireplace and cast iron fire, exposed beams, sash window, and access to the bar servery.

RESTAURANT AREA 2

Offering around 20 covers. Attractive dining area with beamed ceiling, cast iron feature fireplace, and bay window.

GAMES ROOM

Well-equipped entertainment space including pool table, darts board with oche, and a centrally positioned bar with till, glass washer, and two double-fronted chiller cabinets.

CELLAR (LOWER GROUND FLOOR)

Fitted with cooling/air conditioning system and providing additional storage space.

KITCHEN

Fully fitted commercial kitchen with stainless steel extraction system, double sink with rinse unit, separate hand wash basin, extensive prep surfaces, triple hot service pass, double and single fryers, six-burner range oven, plus various microwaves and refrigeration units.

PREP ROOM

Includes dishwasher, additional refrigeration, and base storage units.

INNER COURTYARD

Access to ladies' and gents' WC facilities.

STAIRCASE TO LANDING

GUEST BEDROOM ONE

Spacious and well-presented double room with en suite.

GUEST BEDROOM TWO

Another attractive double bedroom, also benefiting from en suite facilities.

DOOR LEADING TO OWNERS ACCOMMODATION

Generous and well-designed living space featuring an open-plan lounge/kitchen with exposed A-frame beams. The kitchen is fitted with pine wall and base units, complemented by marble worktops. Additional utility/ancillary room, plus WC and wash basin.

INNER HALL / BEDROOMS

Large principal double bedroom with built-in wardrobes and en suite shower room. Two further double bedrooms and an additional bathroom/shower room complete the accommodation.

COTTAGE

A recently refurbished and beautifully presented self-catering cottage. Comprises a stylish fitted kitchen, comfortable living room, and two bedrooms, both with modern en suite facilities. Benefits from a private enclosed front courtyard.

EXTERNAL

To the rear is a sizeable car park for approximately 16 vehicles, alongside an attractive and well-used outdoor seating area.

Agents Notes

Please Read Carefully

- 1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
- 2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
- 3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
- 4. All viewings and negotiations are to be carried out through The Agents.
- 5. This sales detail is protected by the Laws of Copyright.
- 6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
- 7. Details prepared 16th April 2026
- 8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
- 9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



jonesandredfearn.com



01745 351111



info@jonesandredfearn.com

