

Ref: SD 2242

## **Investment Property - £150,000**

**Siop Ganol Abergele Road, Llanddulas**



Owing to retirement detached retail A1 premises which our clients have owned since 1989.

**GUIDE PRICE**  
**£150,000 GUIDE PRICE**

**CALL US 01492 534881**

**St. Davids Commercial**  
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**St Davids Property Management Ltd.**  
Address as Above  
Co. Reg. No. 02625193

## PROPERTY ACCOMMODATION

SHOP PREMISES: 22'00" x 11'2"

FURTHER AREA 11'00" x 9'00"

OFFICE 11'00" x 4'00"

## ACCESS TO OWNERS ACCOMMODATION

HALLWAY

BATHROOM: 7' 6" x 5' 5"

GARAGE 13'3" x 15'9" - 211 square feet

UTILITY ROOM/PREP ROOM 16'7" x 07'2" - 120 square feet

CLOAK ROOM 09'8" x 08'02 - 80 square feet

## OUTSIDE GARDEN

LOUNGE 23'00" x 10'00"

KITCHEN: 7' 6" x 8' 8"

BEDROOM 3 (DOWNSTAIRS) 10' 8" x 7' 5"

## FIRST FLOOR

BEDROOM 1 08'08" x 11'4"

BEDROOM 2 13'05 x 11'04"

## GUIDE PRICE

£150,000.00

Viewing only by appointment please and must be accompanied.

St Davids Commercial has not checked any fittings or fixtures and therefore cannot guarantee they are in working order. Your home is at risk if you fail to keep up repayments on a loan or

mortgage secured upon it

**GUIDE PRICE**

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