



**St. Davids  
Commercial**

**FOR SALE**

Ref: SD 2115

## **Public House - £350,000**

**The Plough, 282 Abergele Road, Old Colwyn**



**Central public house, restaurant with busy sports bar, owners accommodation and outbuildings for redevelopment, let at £200 per month with car parking with two entrances one at the front and one at the rear.**

**GUIDE PRICE**  
**£350,000 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



DINING ROOM- 22'00" x 26'00" circa 572 square feet.

KITCHEN AREA: 22'00" x 11' 00" circa 242 square feet. Fully fitted and equipped.

BAR AREA: Circa 1000 square feet.

POOL TABLE SPORTS BAR: 35'00" x 13'00" circa 455 square feet.

LADIES AND GENTS W/C FACILITIES.

OUTSIDE: Smoking area garden with tables and chairs.

Separate access to accommodation, with staircase to first floor., now let at £550 per month

LOUNGE: 21'00" x 13'00" circa 272 square feet.

OFFICE: 08'00" x 04'00"

KITCHEN: 10'05" x 14'00" 145 Square feet.

3 piece bathroom suite

SHOWER ROOM: Built in airing cupboard.

BEDROOM 1: 18'00" X 14'00" – 252 square feet

BEDROOM 2: 11'00" X 17'00" – 187 square feet

BEDROOM 3: 19'00" X 14'00" - 266 square feet.

Second Floor.

BEDROOM: 12'00" x 10'00" – 120 square feet.

Separate w/c

Shower Room.

St Davids Commercial has not tested any fixtures or fittings 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. MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). St Davids Commercial for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. SEPTEMBER 2020. Subject to contract.

**GUIDE PRICE**

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