

Ref: SD 2426

## **Freehold - £480,000**

**Ddol Bach, Llangernyw, Nr Abergele, LL22 8DU**



**Ddol Bach is a very interesting and in our opinion versatile property held under title number WA 685864 and is available owing to retirement having been in or client's ownership since 1993.**

## **FREEHOLD FREEHOLD £480,000**

**CALL US 01492 534881**

**St. Davids Commercial**  
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**St Davids Property Management Ltd.**  
Address as Above  
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It will be sold Freehold with full vacant possession. There are various elements to the sale, substantial garage previously MOT working garage, beautiful, detached bungalow, outside quality wooden shed used as a leisure room with power. Four outside kennels and substantial wooden sheds, previously used as storerooms but possible for alternative use.

#### VIEWING STRICTLY BY APPOINTMENT

Very visual garage premises situated on a prominent corner just outside Llangernyw, extending to some 2,500 square feet, M.O.T. station, to be sold with equipment, previously rented at £15,000.00 per annum. Car parking outside circa 45 cars.

EPC rating when the oil heater removed 'E'

Quality detached bungalow, oil fired central heating. Wood fired burner in lounge, extending to some 94m (circa 1000 square feet) with well presented accommodation. Conservatory, lounge, 2 bedrooms, prep room, kitchen, 3-piece bathroom. 'EPC 'D'

#### OUTSIDE

Leisure wooden shed presently used as a sewing room, 160 square feet with electric

4 purpose-built kennels  
2 Garages  
2 Outside store sheds

#### PRICE:

£480,000.00

St David's Commercial has not tested any fixtures and fittings and cannot therefore 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. October 2022. Subject to contract

**FREEHOLD**

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