

Ref: SD 2490

## **The Golden Lion Inn - £375,000**

**The Golden Lion Inn, Llangynhafal, Vale of Clwyd, Nr. Denbigh**



**A fabulous opportunity has arisen to acquire a Freehouse with rooms, in the Clwydian Hills, with a campsite pitch for up to 6 pitches, with substantial car park, large paddock area, ideal for parties, functions and weddings.**

**£375,000**

**CALL US 01492 534881**

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The Public House is situated on the famous Offas Dyke walkway, 177 miles long from Prestatyn to Sedbury, opened in 1971.

The Inn has deservedly been recognized as a 'community hub' in the pub award. It is a thriving business operated by a husband and wife team and is available owing only to ill health.

We are looking for the next generation of entrepreneurs to take over this fantastic establishment and potentially expand the gardens with a detached building with four bedrooms, beer garden etc. Preliminary drawings have been drawn up (but not pursued).

Also included is a horsebox with full working kitchen, including electric, water heaters, fridge/freezer, wine cooler, gas burner, microwave and pizza oven.

The Freehouse has several clubs which meet monthly, book club, ladies that walk and talk, astronomy club, Welsh folk music.

Very attractive looking building with lovely bar and separate restaurant, ladies/gents w.c fitted kitchen and cellar area.

The upstairs provides 2 guest suites and owners studio accommodation.

RECENTLY REDUCED PRICE £375,000.00

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.

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**£375,000**