



**St. Davids
Commercial**

FOR SALE

Ref: SD 2755

Public House with Accommodation - £335,000

The Fairy Glen, Conwy Old Road, Dwygyfylchi



Rarely Available (first time in 31 years) Freehouse public house / restaurant with living accommodation / letting rooms over.

GUIDE PRICE
£335,000 GUIDE PRICE

CALL US 01492 534881

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



Bar Area

Pool Room: 12'05" x 14'05"

Restaurant: 19'03" x 31'03" minimum 18 Covers

Further Bar Area: 14'09" x 11'00" 14 Covers

Fitted kitchen: 07'00" x 19'02" access to side.

Outside beer area circa: 28'00" x 11'00"

Upstairs / living accommodation

Office: 15'05" x 09'02"

There are 3 bathrooms all with baths, wash basins and sep w.c.

Bedroom: 11'00" x 16'00"

Lounge: 16'02" x 11'00"

Bedroom 2: 10'00" x 10'00"

EPC – D expires on 05/03/2036

GUIDE PRICE

£335,000.00

VIEWING BY APPOINTMENT ONLY.

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 March 2026. Subject to contract. Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors.

GUIDE PRICE

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