



# Ancaster Square

, Llanrwst, LL26 0LD

Price £75,000

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A three story commercial property situated in a prominent location on the main square in the market town of Llanrwst. The property has undergone a scheme of external works including a new roof, re-pointing to the gable end and re-painting of the front elevation. The inside has been completely stripped down to the stone walls allowing for immediate development. The property is located within permitted development which gives planning for a maisonette on the top two floors.



## In Brief

A three story commercial property situated in a prominent location on the main square in the market town of Llanrwst. The property has undergone a scheme of external works including a new roof, re-pointing to the gable end and re-painting of the front elevation. The inside has been completely stripped down to the stone walls allowing for immediate development. The property is located within permitted development which gives planning for a maisonette on the top two floors.

## Accommodation (approximate measurements)

### Ground Floor

#### Room One 25'4" x 23'3" (7.72 x 7.09)

Steps down to the basement. Stairs to first floor. Fire exit. Inglenook fireplace. Electric mains.

### First Floor

#### Room One 25'4" x 21'6" (7.72 x 6.55)

Overlooking the square. Stairs to first floor. Steps down to:

#### Room Two 18'4" x 6'0" (5.59 x 1.82)

### Second Floor

#### Room One 25'4" x 21'5" (7.72 x 6.52)

Overlooking the square. Fire exit leading to a flat roof.

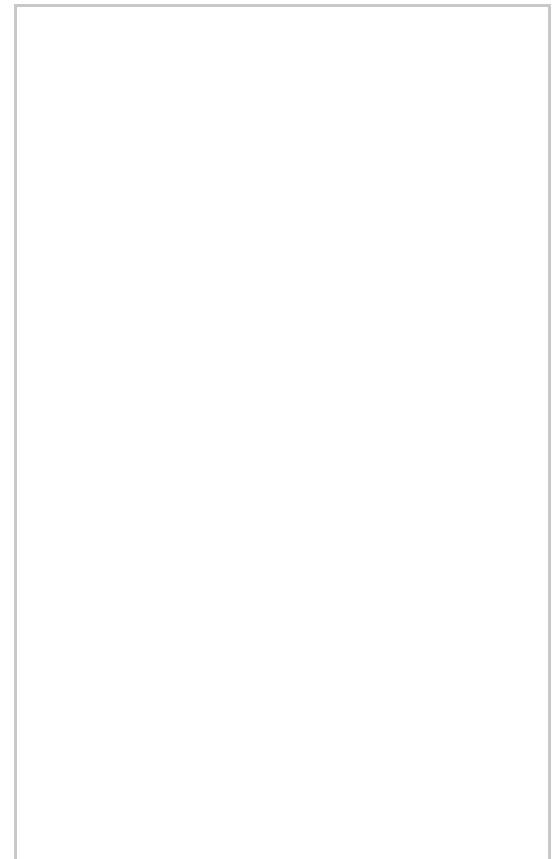
## Agent's Notes

We advise taking care when viewing the property as the property is derelict.

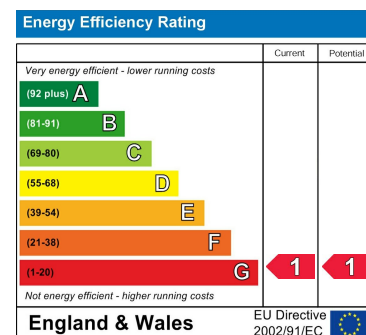
## Area Map



## Floor Plans



## Energy Efficiency Graph



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