



MORRIS  
MARSHALL  
POOLE

## Danby's Pharmacy, 27 High Street

Llanfyllin, Powys, SY22 5AA

**Asking Price: £450,000**

A substantial mixed use property, situated in the heart of Llanfyllin, currently offering Use Class E commercial space along with accompanying residential accommodation set over three floors.

The property is Grade II\* due to a unique wall paintings in the living accommodation.

With direct access off the High Street, the property is currently run as a popular family pharmacy and convenience store, with spacious shop floor, pharmacy counter, office, store, wc and kitchenette area.

The residential accommodation includes a formal entrance hall gives access to the day room, with original boarded floor, large bay window and a feature open fireplace. A small inner hall with access to the cellar, leads to the dining room which continues via glazed French doors into the kitchen, it has a range of base, drawer and wall cupboards with integrated double oven, four ring gas hob, space for washing appliance and a wall mounted Worcester boiler. There are glazed French doors leading to the rear garden directly onto the lower patio.

On the first floor a split level landing gives access to a shower room with pedestal wash basin, low-level WC and direct feed shower cubicle. A separate bathroom has a panelled bath, pedestal wash basin, low-level WC and an airing cupboard housing the hot water cylinder. On the other side of the landing there is a sitting room with feature fireplace. A double bedroom with built-in wardrobes, a single bedroom/study and a second a double bedroom with original flooring, feature fireplace and grade II \* listed painted walls. The stairs rise to the second floor where there are two further double bedrooms and a single bedroom.

The property has secondary glazing to the majority of windows and is gas fire central heated.



- Town centre commercial and residential property
- Garden grounds, parking and out-buildings
- Retail shop with office, sub counter and storage
- Residential accommodation over 3 floors.
- Kitchen, 3 reception rooms, 6 bedrooms, 2 bathrooms
- Grade II\* Listed with historic painting





### OUTSIDE

Gated access to the rear of the property leads to a gravel car parking and turning area.

There are private mature lawns with patio.

A detached brick out building offering Garage space, storage and a log store.

A second detached brick outbuilding offers a useful workshop area.

There is a lower patio off the kitchen with steps leading up to the parking area.

### SERVICES

Mains electricity, Gas, Water, Drainage

N.B. The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

### COUNCIL TAX

Band 'C' Powys County Council

Ratable value - £11,250

Rates payable - £5,590.55

### TENURE

Freehold.

### DIRECTIONS

On entering the Town, the property will be found at the end of the main square, on the left hand side, just a short distance from the public car park.

What3Words: thank.recapture.jumbo

### VIEWING & NEGOTIATIONS

All interested parties are respectfully requested to communicate directly with the Selling Agents.

### MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill.

### MORTGAGE SERVICES

Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

### Flood Risk (Per NRW)

Flooding from Rivers – Very Low

Flooding from Sea – Very Low

Flooding from Surface Water and small watercourses – Very Low

### Broadband and Mobile Signal

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>





