



Jackson-Stops  
& Staff

Beresford  
Adams  
Countrywide



Cim & Hafoty    BWLCH TOCYN, NR ABERSOCH, NORTH WALES

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A collection of properties currently operating as a holiday lettings business with strong rental income situated just beyond the popular seaside resort of Abersoch with the benefit of commanding coastal views and direct beach access



### Accommodation in Brief:

#### Cim

- Vestibule; Cloakroom; Sitting Room/Diner; Kitchen with Breakfast Area; 5 double/twin Bedrooms (all en-suite); 2 Bathrooms; 3 Shower Rooms

#### Cim Canol

- Vestibule; Staircase Hall; Cloakroom; Sitting Room; Kitchen with Breakfast Area; 5 double/twin Bedrooms (4 en-suite); 1 Bathroom; 4 Shower Rooms

#### Cim Bach

- Vestibule; Hall; Cloakroom; Kitchen; Dining Room; First Floor Sitting Room; 5 double/twin Bedrooms (4 en-suite); 3 Bathrooms; 2 Shower Rooms

#### Hafoty

- Hall; Dining Room; Garden Room; Galley Kitchen; Playroom with crog loft Bedroom above; 2 conventional Bedrooms (1 en-suite); 2 Bathrooms & Shower Room

#### Outside

- Extensive parking and boat storage
- Terraced seating & barbecue areas, garden shed, large mown children's play area and lawn

**For sale by private treaty**

**As a whole or possibly In 4 Lots**

## Location

This impressive portfolio of properties is situated on the headland at Bwlch Tocyn in one of the finest coastal locations in North Wales. The Penrhyn Du headland extends beyond Abersoch Bay and from which there are spectacular sea views. Both Cim and Hafoty occupy an elevated position with south-easterly aspects overlooking the moorings towards Llanbedrog Head and extending across Cardigan Bay taking in the Cambrian coastline as far as Aberystwyth.

- Abersoch 2 1/2 miles • Pwllheli 10 miles
- Nefyn 10 miles • Porthmadog 23 miles
- Caernarfon 30 miles • A55 Expressway 36 miles

## The Holiday Lettings Business

All three properties within Cim operate as an extremely successful holiday lettings business offering both long and short stay self-catering breaks. Historically the properties have proved to be a very popular destination for family seaside holidays during the summer months. However, in recent years the season has become extended with a good take-up from golf, walking and mountain biking parties during the winter months. Whilst there is still scope to expand the holiday lettings business the three letting units within Cim have collectively produced a gross rental income averaging £50,000 per annum for the past 4 years.

In contrast Hafoty has not been used for holiday lettings and is ideally suited as owners accommodation unless of course a subsequent operator wishes to maximise on the rental income.

## Amenities

Cim & Hafoty occupy an elevated position above Abersoch which is 2 1/2 miles distant. The village has been long regarded as one of the most popular seaside resorts on the Lleyen Peninsula offering an expanse of sandy beaches and excellent water sports facilities being home to the South Caernarfonshire Yacht Club with its own boatyard complemented by an impressive marina complex at Pwllheli. Abersoch is fully serviced with a parade of shops, post office, chemist, surgery, banks, restaurants and pubs.

On the recreational front there is walking in the foothills of Snowdon, access to numerous castles and historic houses and the popular Ffestiniog Mountain Railway. For golfing enthusiasts there are several courses locally at Abersoch, Nefyn, Pwllheli, Porthmadog and Harlech. From Cim & Hafoty there are numerous coastal walks and direct access on foot to sandy beaches at Porth Bach and Porth Ceiriad.

## Communications

The area enjoys good road communications via the A55 Expressway which is 6 miles beyond Caernarfon allowing for ease of access along the North Wales coast to Chester, Liverpool, Manchester and the national motorway network. Bangor station just beyond Caernarfon offers a regular rail service to London via Crewe.

## Description

Cim is a substantial 2 storey farmhouse which has been sub-divided into 3 dwellings. It is constructed for the most part in stone with white painted rendered elevations under a slate roof. All 3 units offer generous family accommodation with all principal reception rooms overlooking the sea. The kitchens are well fitted and incorporate breakfast/dining areas with the exception of Cim Bach which has a separate dining room. All bedrooms are double or twin rooms with all units sleeping 10 people and the majority of bedrooms have en-suite bath/shower rooms. All 3 units have independent central heating systems and the benefit of double glazing throughout. Cim, Cim Canol and Cim Bach have sliding patio doors giving access to terraced seating and barbecue areas beyond which is a large grass area suitable as a childrens outdoor play area.

Adjacent to Cim is Hafoty which is an attractive 2 storey stone barn under a slate roof incorporating a finial with a traditional bell and external granary steps. Hafoty is a property of considerable character

with its natural stone elevations incorporating slate window sills and stone lintels. Internally the property is designed in the cottage style and well appointed throughout with exposed beams and walls, galleried landing, galley kitchen with limed oak units, tiled floors and at first floor level pine panelling and exposed boarded floors. Hafoty contains 3 bedrooms one of which is a childrens crog loft accessed via a wooden ladder from a playroom. Hafoty has the benefit of oil central heating and double glazing with living flame gas fires. Outside the property has the benefit of a terraced garden enclosed by stone retaining wall and beyond which is the mown grassed area adjoining Cim.

## Cim

Front door to **Vestibule** having tiled floor.

**Cloakroom** having low flush WC, handbasin, heated towel rail and tiled floor.

**Kitchen with Breakfast Area** having wall and base units under work surfaces incorporating a stainless steel sink unit with single drainer, plumbing for dishwasher, washing machine, understairs cupboard, radiator, downlighters and tiled floor.

**Sitting Room/Diner** having 3 radiators, television point and glazed door giving access to garden terrace.

**Bedroom 1** - a double room having built-in wardrobe and radiator.

**En-Suite Bathroom** having panelled bath with Redring shower, low flush WC, pedestal hand-basin and heated towel rail.

### First Floor

Closed staircase to first floor **Landing** with radiator.

**Bedroom 2** - a twin room with radiator.

**En-Suite Shower Room** having tiled shower cubicle with Redring shower, low flush WC, pedestal hand-basin, part tiled walls, downlighters and radiator.

**Bedroom 3** - a twin room having built-in wardrobe and 2 radiators.

**En-Suite Shower Room** having tiled shower cubicle with Matki fittings, pedestal hand-basin, striplight/shaver point, downlighters and heated towel rail.

**Bedroom 4** - a twin room having built-in wardrobe and radiator.

**En-suite Bathroom** having panelled bath with shower attachment, low flush WC, pedestal hand-basin, shaver point, part tiled walls, radiator and heated towel rail.

**Bedroom 5** - a double room having 2 built-in wardrobes and radiator.

**En-Suite Shower Room** having tiled shower cubicle with Matki fittings, low flush WC, pedestal hand-basin, striplight/shaver point, downlighters, and heated towel rail.

## Cim Canol

### Ground Floor

Front door to glazed **Vestibule** with tiled floor.

**Staircase Hall** having built-in cupboard and radiator.

**Cloakroom** having low flush WC, hand-basin, fully tiled walls and radiator.

**Kitchen with Breakfast Area** having fitted wall and base units under work surfaces incorporating a stainless steel sink unit with single drainer, plumbing for dishwasher and washing machine, Rangemaster gas hob with electric oven, corner bench seating, downlighters and radiator.

**Sitting Room** having gas fire, sliding French door to terrace, 2 radiators and television point.





**Bedroom 1** – a twin room with radiator.

**En-Suite Shower Room** having tiled shower cubicle with Matki fittings, low flush WC, pedestal hand-basin, striplight/shaver point, downlighters and heated towel rail.

**Bedroom 2** – a twin room having radiator.

**En-Suite Bathroom** having panelled bath, low flush WC, pedestal handbasin, fully tiled walls and heated towel rail.

#### **First Floor**

Wrought iron staircase to **Landing** with radiator and built-in wardrobe

**Bedroom 3** – a double room with radiator.

**En-Suite Shower Room** having tiled shower cubicle with Matki fittings, low flush WC, pedestal handbasin, striplight/shaver point, downlighters and heated towel rail.

**Bedroom 4** – a double room with radiator.

**En-Suite Shower Room** having tiled shower cubicle with Matki fittings, low flush WC, pedestal handbasin, striplight/shaver point, downlighters and heated towel rail.

#### **Inner Landing**

**Bedroom 5** – a twin room with radiator.

**Family Shower Room** having tiled shower cubicle with Mira fittings, low flush WC, pedestal handbasin, striplight/shaver point and heated towel rail.

At ground floor level there is a **Communal Service Area** having Store Room, 2 built-in cupboards and external door to terrace.





## Cim Bach

### Ground Floor

Front door to **Vestibule** with housekeepers cupboard

Glazed door to **Hall** with 2 radiators

**Cloakroom** having tiled shower cubicle with Redring fittings, low flush WC, pedestal handbasin, striplight/shaver point, fully tiled walls, downlighters and radiator.

**Kitchen** having fitted wall and base units under work surfaces incorporating a stainless steel sink unit with single drainer, plumbing for dishwasher and washing machine, Leisure range with gas hob and electric oven, serving hatch, striplights and radiator.

**Dining Room** having stone fireplace, sliding French window to terrace and barbecue area, exposed beams, downlighters and 2 radiators.

**Bedroom 1** - a double room with radiator.

**En-Suite Bathroom** having panelled corner bath, low flush WC, pedestal handbasin, striplight/shaver point, fully tiled walls and heated towel rail.

### First Floor

**Bedroom 2** - a twin room with radiator

**En-Suite Shower Room** having tiled shower cubicle with Triton fittings, low flush WC, pedestal handbasin, striplight/shaver point, downlighters and radiator.

**Bedroom 3** - a twin room with radiator.

**En-Suite Bathroom** having panelled bath with shower attachment, low flush WC, pedestal hand-basin, striplight/shaver point, downlighters and radiator.

**Sitting Room** having beams, display shelving, television point and 2 radiators.

**Bedroom 4** - a double room with radiator.

**En-Suite Shower Room** having tiled shower cubicle with Mira fittings, low flush WC, pedestal hand-basin, striplight/shaver point and radiator.

**Bedroom 5** - a twin room with radiator

**Family Bathroom** having panelled bath with shower attachment and Triton shower, low flush WC, pedestal hand-basin, shaver point and radiator.





## Hafoty

### Ground Floor

From the terrace double French doors open into

**Garden Room** having exposed stone fireplace with raised hearth, slate floor, separate glazed door to garden and television point.

**Dining Room** having exposed beams, stone fireplace, slate floor, wiring for wall lights, French door to terrace and 2 radiators.

**Inner Hall** with stairs and storage cupboard.

**Galley Kitchen** having fitted limed oak wall and base units under work surfaces incorporating a ceramic sink. Integrated Ariston dishwasher, tiled splashbacks, wiring for spotlights and slate floor.

**Bedroom 2** having built-in pine wardrobes, radiator and dressing table with slate top.

**En-Suite Bathroom** having panelled corner bath with shower attachment, half tiled walls, low flush WC, pedestal hand-basin, wiring for spotlights and heated towel rail.

**Family Shower Room** having double shower with Heritage fittings and glazed door, low flush WC, pedestal hand-basin, striplight/shaver point, half tiled walls, wiring for spotlights, high level cupboards, slate floor and heated towel rail.

**Playroom** with radiator and step ladder to childrens bedroom in crog loft.

### First Floor

From the Inner Hall a pine staircase leads to a **Galleried Landing** with exposed beams and cupboard housing the Worcester oil boiler.

**Bedroom 1** - a double room having exposed beams, pine panelled walls, built-in pine wardrobes, dressing table and drawers, 2 Velux windows and radiator.

**Bathroom** having panelled bath with shower attachment, low flush WC, pedestal hand-basin, striplight/shaver point, half tiled walls, Velux window, wiring for spotlights and heated towel rail.



## Property Information

**Post Code:** LL53 7BY

**Services:** Mains water and electricity. Private drainage.  
Oil fired central heating.

**Local Authority:** Gwynedd Council, Pwllheli.  
Tel: 01758 613131.

### Rates & Council Tax:

Cim, Cim Canol & Cim Bach - £6723.75 payable 2009/10  
Hafoty - £1439.40 payable 2010/11

**Tenure:** Freehold with vacant possession.

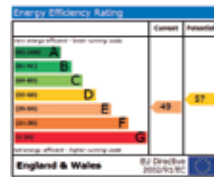
**Fixtures:** Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments, statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

**Viewing:** By appointment with the joint sole agents, Jackson-Stops & Staff. Tel: 01244 328361 or Beresford Adams Tel: 01758 712016

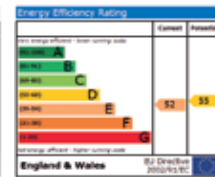
## Directions

From Abersoch travel for 1½ miles passing through Sarn Bach and take the next turning left signposted Bwlch Tocyn. Ascend the hill passing the chapel and at the left turn for the Porth Tocyn Hotel continue straight on up the farm lane. Pass through the camp site and Cim and Hafoty will be seen through a clearing in the trees flanked by a large gravelled forecourt and on the opposite side overlooking the sea a mown grassed area with a series of terraced seating and barbecue areas.

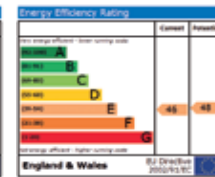
### Cim



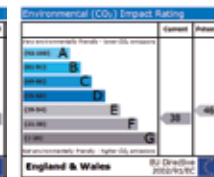
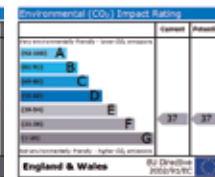
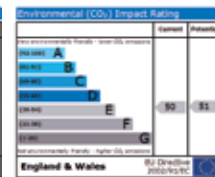
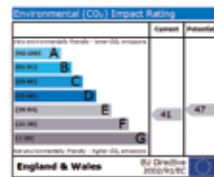
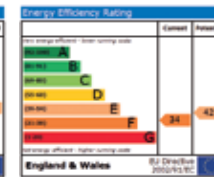
### Cim Canol



### Cim Bach



### Hafoty



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