

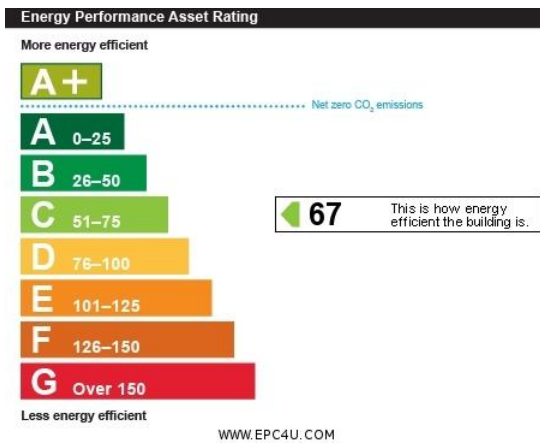
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DIRECTIONS:

Proceed away from the Rhyl office, through the main traffic lights onto Kimmel Street and continue into Elwy Street where the property can be seen on the left hand side.

SERVICES:

Mains gas, electric and water are believed available or connected to the property. All services and appliances not tested by the Selling Agent.



COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE:

1st October 2019, Reviewed 10/11/20



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3 Elwy Street, Rhyl, Denbighshire, LL18 1BS

£240,000

- Eight Bedroom Guest house
- Ideal business opportunity
- Parking to the rear
- Immaculate throughout

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate Agents having carried out a walk through inspection. These sales particulars are prepared under the consumer protection regulations 2008 and are governed by the business protection from misleading marketing regulations 2008.



An opportunity has arisen to purchase this large guest house due to the retirement of its present Owners. Having been a successful business for a number of years it would make an ideal new venture for the discerning buyer looking for a 'ready to walk into' property. Close to Rhyl's Town centre with its shops and public services and the Promenade with its recreational facilities. Arranged over three floors with 5 guest rooms all with ensuite facilities and ample owners accommodation it benefits by way of a large conservatory to the rear, ample off street parking and the usual refinements of gas central heating and upvc double glazing. It comprises:-

GLAZED TIMBER DOOR: Gives access into:

ENTRANCE VESTIBULE: With tiled floor, double glazed door with glazed panels to side into:

RECEPTION HALL: With coved ceiling, double panelled radiator, power point and dado rail.

DINING ROOM:
30' 7" into bay x 13' 3" (9.33m x 4.04m) With marble feature fireplace on a tiled hearth with brass fender, coved ceiling, picture rail, two double panelled radiators, uPVC double glazed window overlooking the front and uPVC double glazed frosted window to the rear.

LOUNGE:
17' 0" x 13' 1" (5.20m x 4.01m) With marble feature fireplace on a tiled hearth with fitted gas fire and fender, picture rail, power points and uPVC double glazed box bay window overlooking the front.

REAR CLOAKS AREA: With tiled floor, under stairs storage.

KITCHEN / DINING AREA:
14' 4" x 10' 8" (4.37m x 3.27m) With the continuation of the tiled floor, having a comprehensive range of modern fitted units to include ample wall cupboards, worktop surface with drawer and base cupboards beneath, space for Range cooker, space for dishwasher, radiator, power points and quadruple aspect uPVC double windows overlooking the rear.

REAR VESTIBULE:
9' 10" x 9' 9" (3.02m x 2.98m) With tiled floor, wall mounted gas heater, uPVC double glazed window and uPVC double glazed door giving access into the conservatory and:

SNUG OFF:
11' 11" x 9' 6" (3.64m x 2.90m) With laminate floor, original tiled fireplace with fitted gas fire and open shelving.

CONSERVATORY:
15' 9" max x 13' 6" (4.82m x 4.13m) Being uPVC constructed with tiled floor, wall mounted gas fire, power points, uPVC double glazed window and uPVC double glazed sliding patio doors giving access to the rear parking area.

INNER HALLWAY:
13' 1" x 4' 1" (3.99m x 1.26m) With picture rail, radiator and cloaks area.

INNER VESTIBULE:

SITTING ROOM ONE:
13' 9" x 11' 10" (4.20m x 3.62m) With feature timber fireplace on a raised tiled hearth with fender and fitted multi fuel burner, coved ceiling, picture rail, double panelled radiator, single panel radiator and uPVC double glazed window overlooking the front.

GUEST ROOM TWO:
11' 7" x 10' 7" (3.55m x 3.25m) With coved ceiling, radiator, power point and dual aspect uPVC double glazed windows.

EN-SUITE:
7' 6" x 5' 0" (2.31m x 1.53m) Having tiled panelled bath with electric shower over with privacy screen, low flush W.C., pedestal wash hand basin, part tiled walls, towel rail incorporating radiator and uPVC double glazed frosted window.

STAIRS:
From the reception hall with timber balustrade and quarter landing with a uPVC double glazed window overlooking the rear leading to:

FIRST FLOOR ACCOMMODATION AND LANDING:
With radiator and power points.

GUEST ROOM THREE:
14' 0" max x 12' 9" (4.29m x 3.89m) With radiator, power points and uPVC double glazed window overlooking the rear.

EN-SUITE:
6' 3" x 5' 2" (1.93m x 1.59m) Having built-in shower cubicle with electric shower over, medium flush W.C., pedestal wash hand basin and part tiled walls.

GUEST ROOM FOUR:
14' 0" x 12' 9" (4.29m x 3.91m) With dado rail, power points, radiator and uPVC double glazed window overlooking the rear.

EN-SUITE:
7' 0" x 4' 7" (2.15m x 1.40m) Having shower cubicle with electric shower over, medium flush W.C., pedestal wash hand basin and part tiled walls.

GUEST ROOM FIVE:
17' 0" into bay x 13' 2" (5.20m x 4.02m) With coved ceiling, picture rail, double panelled radiator, power points and uPVC double glazed window overlooking the front.

EN-SUITE:
8' 11" x 4' 10" (2.72m x 1.48m) Having built-in shower cubicle with electric shower over, pedestal wash hand basin, low flush W.C., radiator incorporating towel rail, part tiled walls and uPVC double glazed frosted window.

INNER HALLWAY:
18' 11" x 3' 8" (5.78m x 1.12m) With radiator and power points.

OWNERS LINEN ROOM OFF:
12' 9" x 9' 7" (3.89m x 2.94m) With wall mounted 'Glow wom' boiler which supplies the domestic hot water and radiators, original tiled fireplace with fitted multi fuel burner, coved ceiling, picture rail and power points. Access into:

LARGE BATHROOM:
11' 4" x 10' 6" (3.47m x 3.21m) Having claw foot free standing bath with telephonic tap over, pedestal wash hand basin, medium flush W.C., bidet, walk-in double shower cubicle, coved ceiling, part tiled walls, laminate floor, towel rail incorporating radiator and uPVC double glazed frosted window.



GUEST ROOM SIX:
12' 11" x 12' 7" (3.94m x 3.84m) With radiator, power points, coved ceiling and dual aspect uPVC double glazed windows overlooking the front.

EN-SUITE:
7' 8" x 4' 0" (2.34m x 1.24m) Having built-in shower cubicle with electric shower over, pedestal wash hand basin, medium flush W.C., part tiled walls, radiator incorporating towel rail and uPVC double glazed frosted window.

STAIRS:
With timber balustrade and quarter landing with arch uPVC double glazed window overlooking the rear, leading onto:

SECOND FLOOR OWNERS ACCOMMODATION AND LANDING:
With coved ceiling

BEDROOM ONE:
14' 0" x 12' 9" (4.28m x 3.90m) With original ornate fireplace, Velux light, power points and radiator.

BEDROOM TWO:
9' 7" x 6' 7" (2.94m x 2.02m) With Velux light, radiator and power points.

BEDROOM THREE:
14' 0" x 12' 9" (4.28m x 3.91m) With Velux light, original ornate fireplace, power points and radiator.

OUTSIDE:
The front of the property is concreted for ease of maintenance with a ramp to the front door and is bounded by low brick walling. Side entry allows access over leading to double timber gates which give access to a cobbled and brick paved parking area, providing off street parking for several vehicles and the rear is bounded by high brick and block walling. To the side of the property there are some outbuildings, one with a medium flush W.C and tongue and groove clad walls and a large workshop 4.26 x 2.40 with power and light which doubles as a utility room having plumbing for automatic washing machine and having ample storage area to the side and wood store adjoining..

