



Port Road, Rhoose, Barry, The Vale Of Glamorgan.

DanielMatthew
ESTATE AGENTS

Port Road, Rhoose, Barry, The Vale Of Glamorgan. CF62 3BT

£1,800,000

Daniel Matthew Estate Agents are excited to offer to the market a rare opportunity to acquire a ten bedroom hotel with on-site airport car parking facilities and a thirty pitch caravan/ touring site with WC/shower block. This hotel and touring site is located within the Vale Of Glamorgan, serving the A4226 and Port Road which offers access to Cardiff International Airport along with great train and bus transport links. The hotel comprises grand hallway, open plan dining room with licensed bar, reception area for check in, commercial kitchen, ground floor cloakroom and a mix of 10 hotel bedroom rooms offering both double or family rooms all with En-Suites. Further benefits are a garden/patio area and a large managers Apartment.

The whole site measures approximately 0.8 Hectares (2 Acres)

This Hotel is conveniently located for many of the amenities and facilities available a short drive to either Barry town centre or Rhoose Village. Barry Island seaside resort, Porthkerry Park with it's greenery, woodland, pebble beach a part of the Heritage coastline and attractive Viaduct are also a short drive away. Viewing's are very highly recommended to see the potential and profitability the business has to offer.

The A4050 gives easy access towards the A4232 and M4 corridor, as well as Cardiff City Centre.

Entrance Hallway

Dining Room

(21' 01" x 17' 02") or (6.43m x 5.23m)

Dining Room/Bar

(22' 01" x 18' 05") or (6.73m x 5.61m)

A beautiful, well presented, homely dining room with a bar, Double glazed windows to rear aspect, panelled ceiling, plain walls, fitted carpet, radiators.

Kitchen

(21' 01" x 11' 04") or (6.43m x 3.45m)



Reception

(7' 04" x 0' 0") or (2.24m x 0.00m)

A welcoming reception room to greet and check guests in.

Office

(14' 08" x 13' 04") or (4.47m x 4.06m)

Cloakroom/w.c

A ground floor cloakroom which can be accessed in the main entrance hall, two piece white suite comprises low level WC and pedestal wash hand basin.

Bedroom.

(17' 02" x 11' 05") or (5.23m x 3.48m)

Ground floor double room, window to front aspect, plain ceiling, plain walls, fitted carpet, door leading to en-suite.

En Suite

(6' 06" x 6' 03") or (1.98m x 1.91m)

Plain ceiling, tiled walls, vinyl flooring, low level WC, wash hand basin and shower cubicle with over head shower.

Bedroom.

(17' 02" x 11' 01") or (5.23m x 3.38m)

Double room, window to front aspect, plain ceiling, plain walls, fitted carpet, radiator, door leading to ensuite.

En Suite

(6' 06" x 6' 03") or (1.98m x 1.91m)

Plain ceiling, tiled walls, vinyl flooring, low level WC, wash hand basin and shower cubicle with over head shower.

Inner Hallway

Door leading into managers flat, enter via an internal door, inner hallways leads to a two reception rooms, kitchen, bathroom and cloakroom, stairs leading to first floor of the managers flat.

Landing

Hallway leading to seven hotel rooms, and door to first floor of the managers flat.

Bedroom.

(17' 02" x 11' 05") or (5.23m x 3.48m)

En Suite

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Inner Hallway

Enter via a internal door leading to the first floor of the managers flat, doors leading to two bedrooms with en-suite's and reception room with balcony, staircase leading down to ground floor of manager flat.

Outside

Front - Large front area with large parking area

Side - To the side of the hotel, there is land for a electric hook up for thirty pitches (current planning consent allows for forty four)

Rear - A low maintenance garden/patio area for guest to enjoy and relax.

The site measures approximately 0.8 Hectares (2 Acres)



Total area: approx. 329.9 sq. metres (3550.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.