

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

Y Glyn

Abersoch, Gwynedd LL53 6YF

Former Country Club - Bar and Restaurant | Bar a Bwyty
Detached 3-bedroom Owners Accommodation | Eiddo 3 Llofft Ar Wahân



A unique opportunity to acquire a former country club, bar and restaurant with detached owners' accommodation located less than a mile from the centre of Abersoch. The rural location of Y Glyn boasts exceptional coast and country views towards Abersoch village and Cardigan Bay beyond providing an enviable setting for any business or home.

The property is presently vacant, fully equipped to resume trading with the grounds newly landscaped. Alternatively, the property may lend itself to a variety of alternative uses and re-development subject to relevant consents and permissions.



The club and owners' accommodation command a South Easterly aspect across surrounding farmland and beyond.

Abersoch is within a 15-minute walking distance, 3 minutes by car via Lon Garmon. Abersoch is a renowned coastal resort with excellent amenities including many beaches, golf club, yacht club, harbour and numerous shops, restaurants and bars.

Y Glyn has a captive audience from surrounding holiday parks.



Llety | Accommodation

The club comprises a large dining area, bar and lounge. The first floor includes a 1-bedroom flat / accommodation. Behind the club, two static caravans have been sited.

The bungalow is located off the main car park, presently fenced off within its own grounds.

The flat is situated within the eaves of the club, with a large dormer providing a spectacular Southerly view. The accommodation is divided to three rooms leading from a living area with access to the roof space leading to a bedroom and shower room beyond.

The owner's accommodation comprises 3 bedrooms, and most recently has been let on an assured shorthold tenancy however is being offered for sale with vacant possession.

Set in its own grounds along the Southerly boundary, the accommodation lends itself for future improvement or redevelopment. The present layout of the site focuses on the club however the car parking and gardens could be reconfigured to provide a larger plot for the bungalow.

The static caravans have been sited at the property for many years and have been used as additional accommodation for staff and guests. This precedent may provide further opportunity to renew or redevelop the accommodation onsite.



Bar a Bwyty | Bar and Restaurant

The bar and restaurant originally opened as a country club and has subsequently been let to various tenants and most recently was owner occupied as a burger and pizza restaurant.

The premises has recently been refurbished internally along with external landscaping earlier this year.

The restaurant comprises a large dining room spanning the length of the building with glazing and patio doors opening onto a decking area proving outdoor dining space taking full advantage of the breathtaking views on offer at Y Glyn.

A fully equipped kitchen is located off the dining room and a bar serving the dining area.

The lounge and bar situated centrally within the building includes a further bar area and two lounge areas with fireplace. The property has ample facilities with gents and female toilets, cellar, storerooms and communal areas.

The property has a desirable late license for alcohol and music.

Lleoliad | Location and Directions

From Y Abersoch, at the Land and Sea junction head up the hill past Aber Uchaf and follow Lon Garmon towards Mynytho for approximately three quarters of a mile. Opposite Bryn Cethin holiday park, the entrance to Y Glyn is located on the left-hand side leading to the main car parking area.

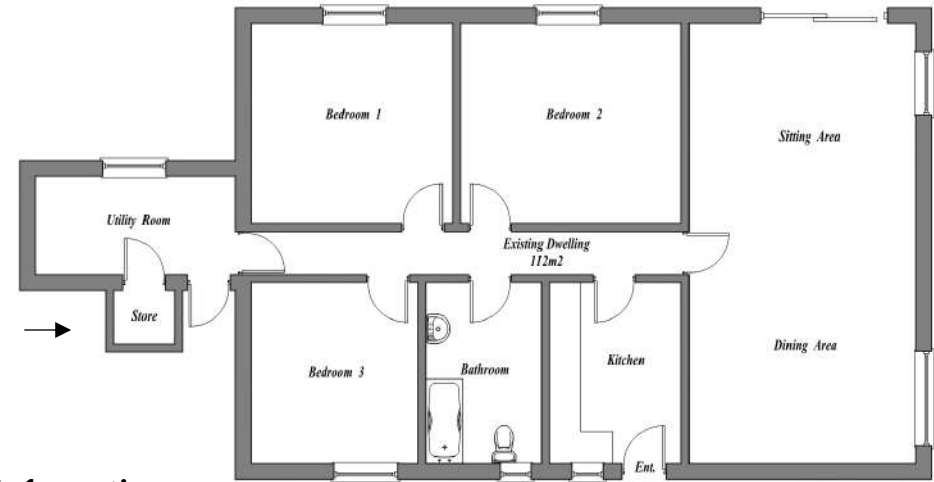
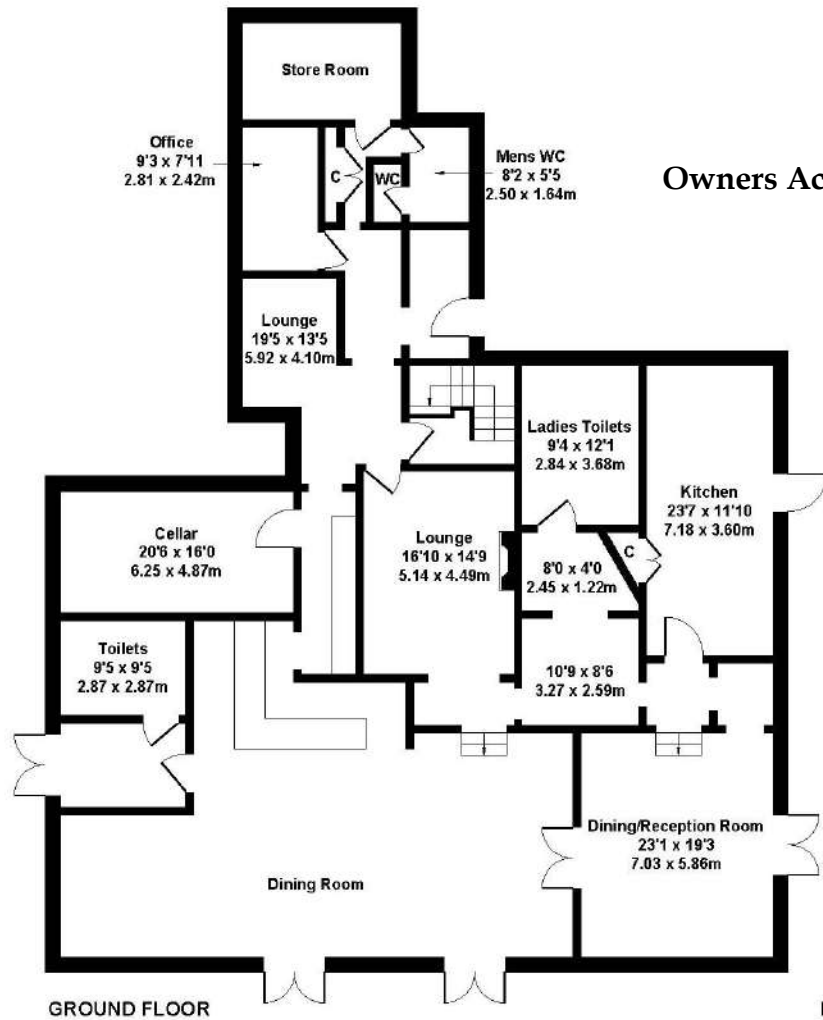


Floorplan

Glyn Club, Abersoch LL53 7UL

Approximate Gross Internal Area
2250 sq ft - 209 sq m

Owners Accommodation



License Information

See license documentation as held by Gwynedd Council.

Live Music	11am until Midnight
Recorded Music	11am until 1am
Serving Alcohol	11am until 1am
Opening Times	9am until 1.30am

The above applies 7 days a week.

Important Information

EPC: To Be Confirmed

Rateable Value (The Club): (1 April 2023 to present) £6,400.
Small Business rates relief may apply - The present owner qualifies, and the amount payable is approximately £200 per annum.

Council Tax Band (Owners Accommodation): Band C

Construction: Traditional Construction.

Services: Mains Water and Private Drainage

Method of Sale: Private Treaty

Planning: The property is sold subject to any existing or other statutory notice, or which may come into force in the future. Purchasers should make their own enquiries into any designations.

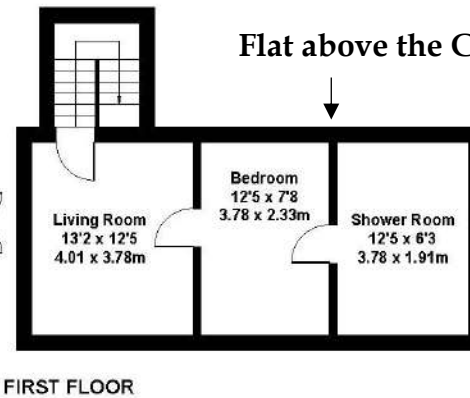
Viewing: By appointment only.

Tenure: Freehold with vacant possession on completion.

Boundaries: Any Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendors Agents are responsible for defining the boundaries or ownership thereof.

Easements, Wayleaves and Rights of Way: The land is sold subject to all the benefits of all wayleaves, easements, right of way and third-party rights, whether mentioned or not.

Flat above the Club



Not to Scale. Produced by The Plan Portal 2024
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