



BENAR FAWR

Ffordd Benar Dyffryn Ardudwy, Gwynedd, LL44 2RX

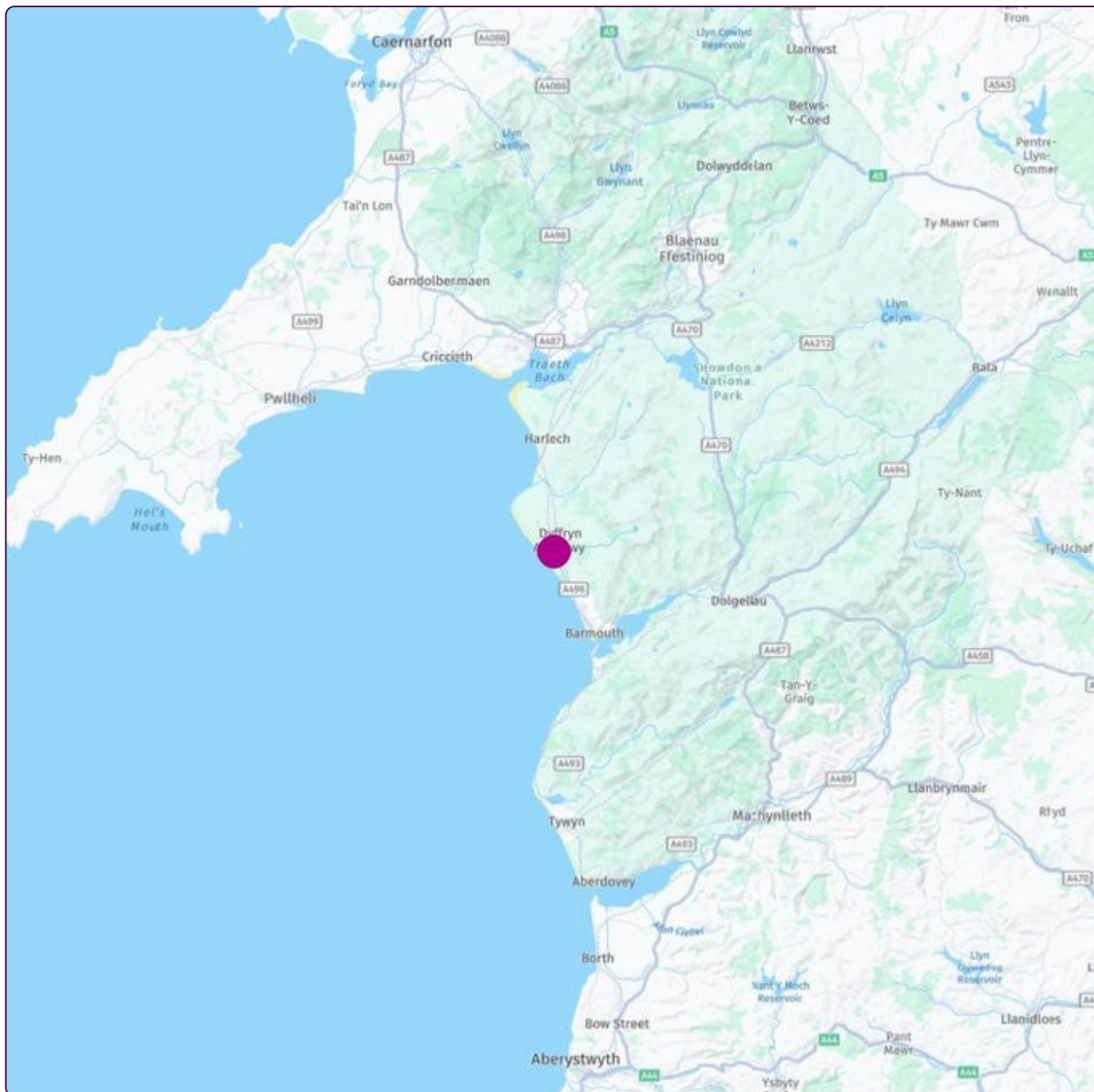
FREEHOLD: £1,650,000 | REF: 5646825

KEY HIGHLIGHTS

- Holiday lettings property nr Dyffry Ardudwy
- 10 refurbished rooms, sleeps up to 24
- Strong trading performance
- Hot tubs, sauna, summerhouse
- Picturesque remote setting, close to beach
- Excellent views and amenities nearby. Energy Rating D

LOCATION

Bennar Fawr, in the village of Dyffryn Ardudwy, sits on the West coast of Wales. Known for its golden beaches and natural beauty the area is far from the hustle and bustle of tourist crowds. Although remote, access from the A496 soon takes you towards the A487 and A470 allowing for easy travel North, East and South. Shops, a pub and the beach all lie within a mile and a half.



INTERNAL DETAILS

The property, of stone elevation and under a slate roof, has undergone extensive refurbishment. The list of rooms is extensive and includes a number of sitting rooms, conservatory, and a fabulous kitchen diner – with space to accommodate all 24 guests for meals.





LETTING ACCOMMODATION

There are 10 homely bedrooms sleeping up to 24 guests;

Ground Floor

Two super King size bedrooms with sofa beds, en suite walk-in showers, wash basins, heated towel rails and WC's.

Three super King size bedrooms with en suite walk in showers, wash basin, heated towel rails and WC's.

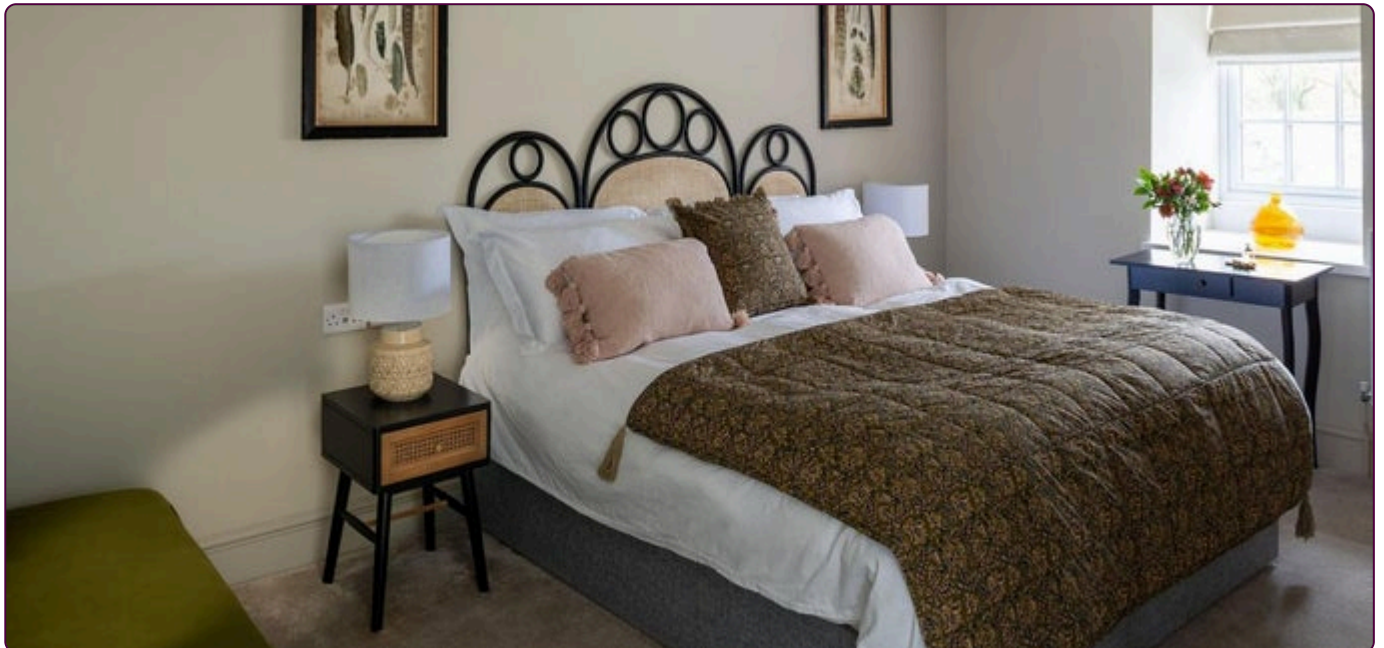
One family room with four single beds, en suite walk in shower, wash basin and WC.

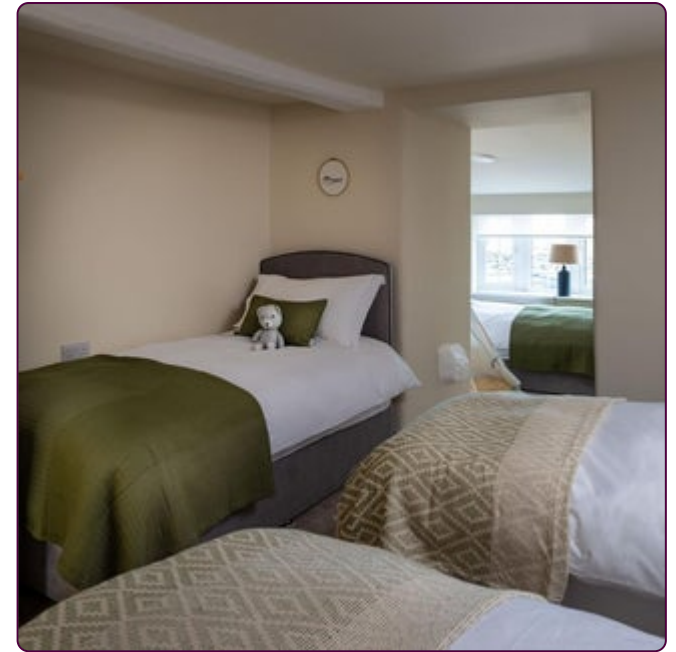
First Floor

Three super King size rooms.

One King size room with en suite walk in shower, wash basin, heated towel rail and WC.

One twin room.





EXTERNAL DETAILS

The outside space is also impressive with manicured gardens, an external sauna, two hot tubs and off-road parking for up to 10 cars with an outdoor electric charging point. A raised patio allows for al fresco dining. The site extends to circa 1.5 acres.

TRADING INFORMATION

Trading information available on request.

THE OPPORTUNITY

Bennar Fawr is simply a stunning property; benefitting from recent refurbishment it is in excellent condition. Opportunities include continuing to trade as a going concern or potential for residential dwelling subject to the necessary permissions.

This business opportunity benefits from a large of bookings for the coming year and regular returning guests.









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T: 0344 412 4944

E: enquiries@christiefinance.com

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T: 01908 920 570

E: enquiries@christieinsurance.com

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



CHAD JACKSON

Business Agent

T: +44 7561 114 971

E: chad.jackson@christie.com

CONDITIONS OF SALE

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