



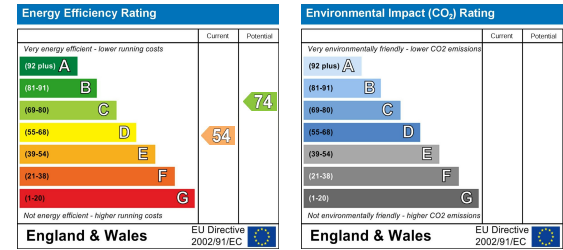
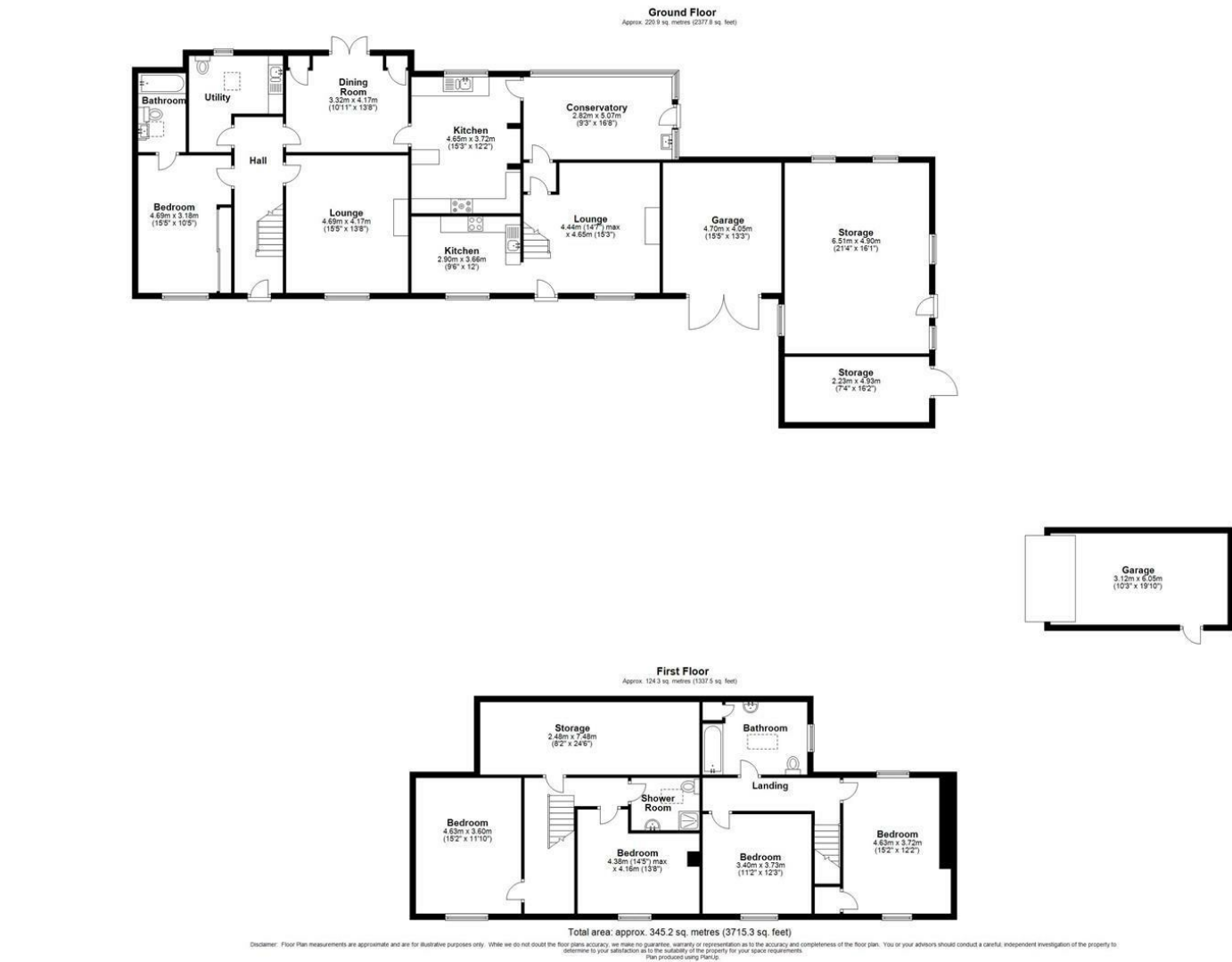
P J B

Prys Jones & Booth

Tyn Y Coed Caravan Park Towyn Road, Abergele, LL22 9ES

£725,000

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Tenure
Freehold

Council Tax Band Ty'n Y Coed Hliday Camp
D - Average £1,681.83

Ty'n Y Coed Cottage
The property comprises a composite door with a frosted glazed unit, a welcoming entrance hall, a ground floor bedroom with fitted wardrobes and the benefit of an En Suite shower room, a bright and spacious lounge, a dining room with French doors opening on to the rear garden, a modern kitchen with shaker style fitted units, integrated gas hob, electric oven and ample room for an 'American style' fridge freezer a wooden door allowing access to a large garden conservatory, overlooking the rear aspect and a utility room offering ample room for washing appliances.

The first floor comprises of two double bedrooms, a useful storage room and a partially tiled shower room.

Y Bwthyn Cottage
The property comprises a wooden door opening into a welcoming lounge with laminate flooring and a multi fuel burner to give that extra 'cosy cottage feeling', a modern kitchen/breakfast room with shaker style fitted units, integrated gas hob, electric oven, extractor hood and a tiled splash back. To the first floor are two double bedrooms and a bathroom with above bath shower with a clear glass, screen door and Velux window allowing plenty of natural light to pour in.

Ty'n Y Coed Caravan Park
The park offers seven individual plots, each of which is currently rented to park home owners on an annual site fee rental basis. The park does however have a license for 10 plots. In common with most other sites in this area the Ty'n Y Coed has a license for a ten and a half month occupancy.

The plots are accessible via a gravel track road with greenery located in the centre with ample open space offering a pleasant & quiet outlook.

The plots a are serviced with electric, paid individually by way of a meter, LPG gas canisters are purchased privately by the park home owners and water is provided by the park owners and can be billed separately.

Business & Income Information
Ty'n Y Coed is currently occupied a s residential property and life style business, a separate holiday let and park home site. In our opinion it would be possible for both properties to be used for holiday accommodation purposes with a further unit potentially available through conversion of the historic barn located adjacent to the cottages (Subject to appropriate planning). This could significantly increase the potential on Ty'n Y Coed as a holiday letting and park home business.

Two years of accounts are available on request.

Business rates are £2,050 under the caravan park and premises listing.

Towyn Standard Paragraph
Towyn is a charming seaside resort and has a wide range of shops, amenities and transport links, together with the beach and coastal path.

Towyns' St. Mary's Church was designed by the renowned architect George Edmund Street, and was consecrated on 17 June 1873. It is known for the distinctive tiling on the roof. The same architect also designed the building which now houses the youth club in nearby Abergele.

Tyn Y Coed Room Dimensions
Lounge
15'5 x 13'8 (4.70m x 4.17m)
Dining Room
10'11 x 13'8 (3.33m x 4.17m)
Kitchen
15'3 x 12'2 (4.65m x 3.71m)

Conservatory
9'3 x 16'8 (2.82m x 5.08m)
Ground Floor Bedroom
15'5 x 10'5 (4.70m x 3.18m)
Bedroom 2
15'2 x 11'10 (4.62m x 3.61m)
Bedroom 3
14'5 (max) x 13'8 (4.39m (max) x 4.17m)

Internal Storage
8'2 x 24'6 (2.49m x 7.47m)

Y Bwythyn Room Dimensions

Lounge
14'7 (max)x 15'3 (4.45m (max)x 4.65m)

Kitchen
9'6 x 12' (2.90m x 3.66m)

Bedroom 1
15'2 x 12'2 (4.62m x 3.71m)

Bedroom 2
11'2 x 12'3 (3.40m x 3.73m)



Garage 1
15'5 x 13'3 (4.70m x 4.04m)
Garage 2
10'3 x 19'10 (3.12m x 6.05m)

Barn Storage
21'4 x 16'1 (6.50m x 4.90m)

