

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

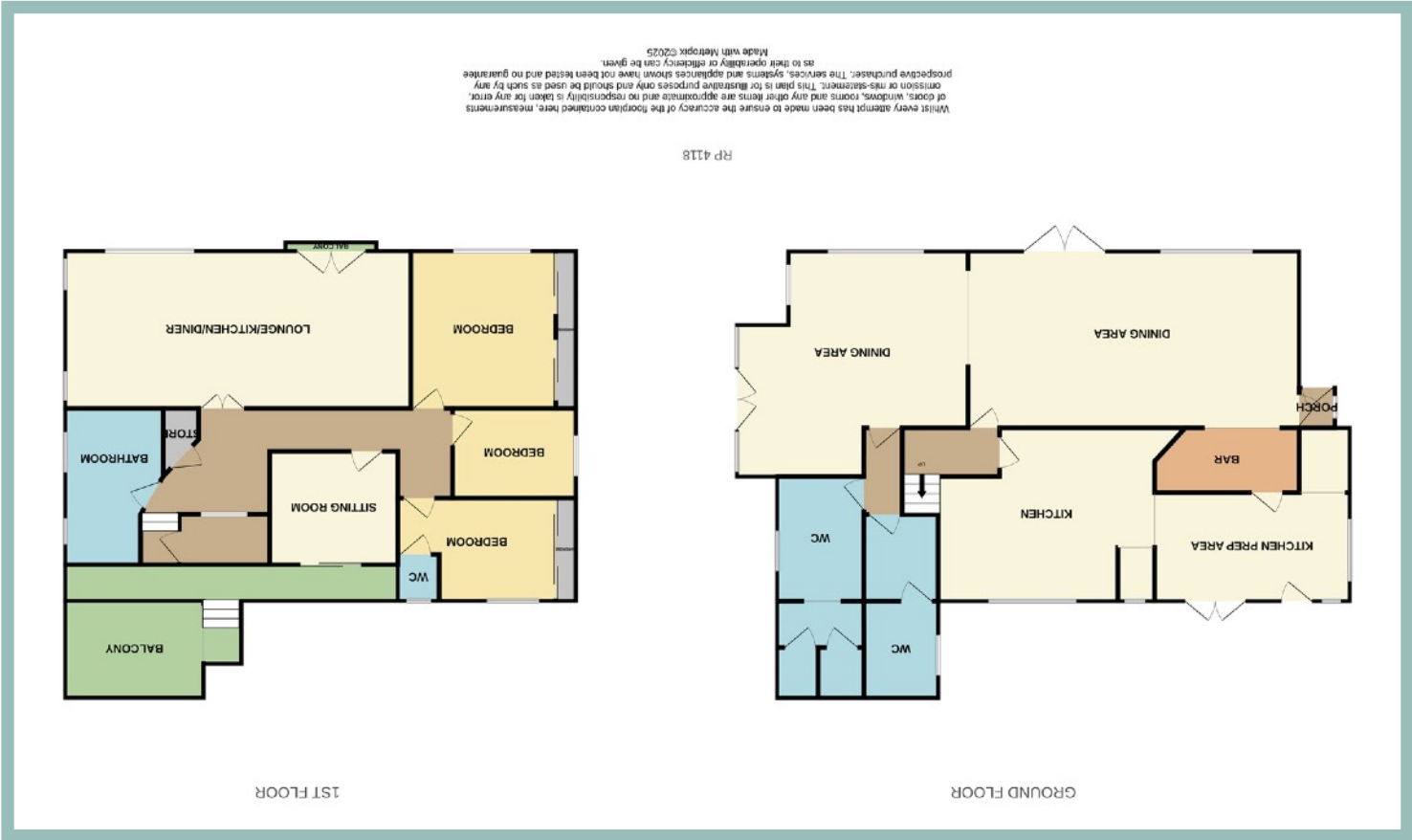
Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.



Fletcher & Poole

DIAMOND COLLECTION

www.fletcherpoole.com





The Beach Cafe/Bar
118 Glan Y Mor Road
Penrhyn Bay
LL30 3PR



Cafe/Bar With 3 Bedroom Apartment Enjoying Uninterrupted Sea Views

Description

This is an amazing opportunity to acquire The Beach Cafe/Bar in Penrhyn Bay and three bedroom apartment. In a stunning location on the promenade with uninterrupted sea views this is a well established business with the added bonus of spacious residential accommodation. The attractive interior of the cafe/bar also benefits from a large outside seating area and a detached coffee shop/ice cream parlour situated to the side of the property. The apartment has its own private entrance to the rear, a good size balcony and includes an open plan lounge, kitchen, dining room that takes in those amazing coastal views and of The Little Orme.

The cafe/bar premises includes light and spacious dining area, bar, toilet facilities, and kitchen with prep room. Stairs lead to the apartment which comprises of a hallway with office space, immaculate open plan lounge, kitchen, dining room with a wood burner and integrated appliances, central island/breakfast bar and Juliette balcony overlooking the sea in the kitchen area, an additional sitting room with access to the balcony which has a glass balustrade surround, three bedrooms, two with fitted wardrobes and one with an ensuite w.c. and a modern family bathroom.

Occupying a corner plot there is a detached coffee shop/ice cream parlour to the side, a large lawned seating area for the cafe/bar to the front, off road parking and enclosed rear garden mainly laid to lawn with a decked seating area and containers used for storage.

- ✓ AMAZING OPPORTUNITY TO ACQUIRE A CAFE/BAR WITH THREE BEDROOM APARTMENT
- ✓ STUNNING LOCATION ON THE PROMENADE WITH UNINTERRUPTED SEA VIEWS
- ✓ WELL ESTABLISHED BUSINESS WITH ATTRACTIVE INTERIOR & DETACHED COFFEE SHOP/ICE CREAM PARLOUR
- ✓ GENEROUS SIZED ACCOMMODATION WITH BEAUTIFUL VIEWS & BALCONY
- ✓ OCCUPIES A GOOD SIZE CORNER PLOT WITH SEATING AREA TO THE FRONT, ENCLOSED REAR GARDEN & OFF ROAD PARKING



Cafe/Bar With 3 Bedroom Apartment

The Beach Cafe/Bar
118 Glan Y Mor Road
Penrhyn Bay
LL30 3PR

£749,950

Reference Number: RP4118
1/10/2025

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment. Contact:

tel: 01492 549178
email: rhosonseafletcherpoole.com
m
web: www.fletcherpoole.com





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Cafe/Bar

Dining Area

13.21m x 5.59m (43'4" x 18'4") Maximum

Toilet Facilities

5.80m x 2.15m (19'0" x 7'1") Maximum

4.62m x 1.54m (15'2" x 5'1") Maximum

Kitchen

5.66m x 4.49m (19'7" x 14'9")

Preparation Kitchen

4.85m x 2.60m (15'11" x 8'7")

Bar

3.49m x 1.57m (11'6"x 5'2")

Apartment

Lounge/Kitchen/Diner

8.57m x 3.90m (28'1" x 12'10")

Sitting Room

2.99m x 2.89m (9'10" x 9'6")

Bedroom One

3.91m x 3.77m (12'10" x 12'5")

Bedroom Two

3.86m x 2.68m (12'8" x 8'10")

Bedroom Three

3.36m x 2.45m (11'0" x 8'1')

Bathroom

3.83m x 2.48m (12'7" x 8'2") Maximum



Location

The property is conveniently located in Penrhyn Bay close to the local shops and other amenities, close to a bus route and the golf course. The Victorian resort of Llandudno is approximately three miles distance.

Directions

From the Rhos On Sea office turn towards the Promenade, turn left onto the promenade, continue along this road merging onto Glan Y Mor Road, where No 118 can be found on the left hand side.

Council Tax Band: Currently “C”
(provided on voa.gov.uk)

Energy Performance Rating Band C
For The Beach Cafe Bar

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