



Dragon Hotel Holyhead Road

Betws Y Coed LL24 0BN

£595,000

A renowned and well established Hotel and Restaurant premises located in this picturesque Snowdonia Village. Prominent setting enjoying lovely views.

Situated on the outskirts of the village centre, a largely extended period former drovers inn offering 11 bedrooms, owners accommodation and established former restaurant business. Prominent roadside setting with off-road parking for residents. Property located within a short distance of the village centre, local outdoor attractions including Snowdonia Adventure and Zip World. Excellent business opportunity in the heart of Snowdonia. Viewing highly recommended.



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Location

Betws y Coed is situated within the Snowdonia National Park, surrounded by woodlands and forest in an area of outstanding national beauty and where the tributaries of the River Conwy, Llugwy and Lledr meet. The spectacular Swallow Falls and Conwy Falls are nearby.

Accommodation:

The accommodation affords: (the accommodation affords)

Reception Hall:

Double panelled radiator, Alarm Panel. Rear leads to kitchen and stairs up to upper floor area.

Bar Lounge:

23'10" x 13'7" x 17'0" (7.27m x 4.16m x 5.19m)

Beamed ceiling, two double panelled radiators, uPVC double glazed windows, two front elevation.

Bar:

9'3" x 4'8" (2.84m x 1.44m)

Shelving and built in cupboards, single drainer sink, rear entrance and freezer store with wash basin timber and glazed rear door.

Ladies and Gents WC:

Leading off main bar area.

Main Restaurant:

28'4" x 14'0" (8.66m x 4.27m)

Approximately 40 covers) Feature stone fireplace with cast iron black range. Windows overlooking front. Substantial back to back inglenook with cast iron multi-fuel stove. Radiator and beamed ceiling. Built in meter cupboard.

Second Restaurant:

11'5" x 11'7" (3.5m x 3.55m)

Feature former fireplace, double panelled radiator, beamed ceiling.

Rear Lobby leading to Kitchen area.

Kitchen/Preparation Area:

16'3" x 9'8" (4.97m x 2.97m)

Range of kitchen appliances including ranger cooker; stainer steel appliances and shelving.

Rear Store and Freezer Room:

6'6" x 11'5" (2m x 3.5m)

With range of white goods.

Dishwasher Room:

13'1" x 10'1" (4m x 3.08m)

Two double sinks; UPVC double glazed window to rear and side elevation; UPVC double glazed rear door and access to outside.

Main Kitchen:

12'5" x 11'5" (3.8m x 3.5m)

Range of stainless steel appliances including wok burners and range cookers; Single drainer sink; Wash basin; Single glazed window; Twin doors leading to outside.

Boiler Room:

Housing Worcester boiler.

First Floor Main Building:

Private Owners Area:

Living Room:

18'3" x 9'10" (5.58m x 3m)

UPVC double glazed window looking front enjoying views; Double panelled radiator.

Bedroom 1:

15'6" x 9'9" (4.74m x 2.99m)

UPVC double glazed window looking rear; Double panelled radiator;

En-Suite Bathroom:

Electric shower; Vanity wash basin; Low level WC; Tile floor heated; Towel Rail.

Letting Rooms

Bedroom 3:

10'6" x 10'9" (3.22m x 3.29m)

Vanity base unit; UPVC double glazed window overlooking front with views; Double panelled radiator.

En-Suite Shower Room:

With shower; WC; Wash basin; Towel rail.

Bedroom 4:

14'10" x 9'7" maximum (4.53m x 2.93m maximum)

Single room with en-suite shower overlooking front of property; Radiator; UPVC double glazed window looking front; Pedestal wash hand basin; Tea and coffee facilities.

Rear Laundry and Store Room:

12'1" x 6'6" (3.7m x 2m)

Double panelled radiator; UPVC double glazed window to rear;

Bedroom 5:

13'10" x 13'1" maximum (4.24m x 4m maximum)

Double panelled radiator; Double En- Suite.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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