

Afon View Guest House

Betws Y Coed LL24 0AN

£640,000

A substantial, beautiful presented Guest House premises occupying a prominent village centre setting alongside the A5 main road.

Tenure: Freehold. EPC Rating - E. Council Tax Band B.





The successful, long established Guest House premises is one of the finest and busiest within the village, offering superb 7 en suite letting rooms together with spacious private owners accommodation. Improved and upgraded over the years offering AA 4 Gold Star Accommodation.

The property benefits from rear private parking and is within level walking distance of shops and restaurants.

Excellent trading and repeat business.

VIEWING HIGHLY RECOMMENDED

Tel: 01492 642551
https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI



Location

Betws-y-Coed is an inland tourist resort situated within the Snowdonia National Park, surrounded by woodlands and forest in an area of outstanding natural beauty along the A5. The busy village has an excellent range of restaurants, pubs and shopping facilities and is ideally located for walkers and climbers wanting access to the mountains of Snowdonia.



The Accommodation Affords:

(Approximate measurements only)

GROUND FLOOR:

Enclosed Front Entrance Porch:

Circular window, timber and glazed door leading to:

Reception Hall:

Balustrade and spindle staircase leading off to first floor level. Coved ceiling, double panelled radiator. Leading to owners accommodation.



Guest Lounge:

14'10" x 12'2" (4.53m x 3.71m)

Victorian Coal Fireplace on slate hearth, (Chimney re-lined).; double glazed Sash window to front elevation; TV point; double panelled radiator; coved ceiling; picture rail.

Dining Room:
13'10" x 12'10" (4.23m x 3.93m)
Double glazed sash window to front elevation enjoying open views: double panelled radiator; coved ceiling; 15 - 17 covers.

FIRST FLOOR

Landing:
Large built-in linen cupboard with range of shelving; radiator. Access to Bedroom 1.

Bedroom 2:
13'2" x 9'8" (4.03m x 2.95m)
UPVC double glazed window to front; double panelled radiator; coved ceiling; en suite shower room; Victorian cast iron fire surround.

Bedroom 3:
12'11" x 13'11" (3.94m x 4.25m)
Large uPVC double glazed bay window to front elevation; coved ceiling; marble effect slate Original fireplace with cast iron inset; double panelled radiator. En suite corner bath with shower over bath, pedestal wash hand basin, low level WC; radiator.

Bedroom 4:
14'7" x 12'2" (4.45m x 3.71m)
Double en suite with four poster bed; original marble effect slate and cast iron fireplace; uPVC double glazed window to front elevation; coved ceiling; double panelled radiator. En suite shower room with large shower cubicle, pedestal wash hand basin, low level WC; wall tiling; heated towel rail.

SECOND FLOOR

Landing:
Sash window to side elevation, coved ceiling.

Bedroom 5:
10'11" x 10'4" (3.34m x 3.15m)
Single/Double en suite with ¾ bed; dual aspect uPVC double glazed windows overlooking side and rear. En suite shower room with large shower cubicle; pedestal wash hand basin; low level WC; wall tiling; heated towel rail.

Bedroom 6:
12'11" x 10'4" (3.94m x 3.15m)
Double En suite with uPVC double glazed window overlooking front enjoying views; double panelled radiator. En suite shower room.

Bedroom 7:
14'11" x 12'2" (4.56m x 3.71m)
Original slate with marble effect fireplace surround with cast iron inset; uPVC double glazed window overlooking front; radiator. En suite shower room with radiator.

Bedroom 8:
12'2" x 12'9" (3.72m x 3.91m)
UPVC double glazed window to front. En suite bathroom with shower over bath, low level WC; pedestal wash hand basin; heated towel rail and uPVC window to side.







OWNERS ACCOMMODATION:

The owners accommodation is at the rear of the property situated over the ground floor and first floor. This is accessed either through a side entrance or the guest house hall.

Owners Lounge:

12'4" x 12'9" (3.77m x 3.91m)

Original Victorian hearth; double panelled radiator; uPVC double glazed window to rear; TV / Sky point; telephone point.

Owners Office:

To the rear of the inner hall area with under stairs storage.

Breakfast Kitchen:

13'10" x 11'10" (4.24m x 3.63m)

Range of base and wall cupboards and worktops; 'Baumatic' stainless steel double oven / double grill with five ring gas hob and extractor hood; oil fired 'Rayburn' inset in former fireplace; built-in display storage cupboard to recess; integrated dishwasher; integrated fridge and separate freezer; built in microwave; wine cooler; 1½ bowl single drainer sink with mixer tap; double glazed window to rear; doorway leading through to:

Spare Room/Storage Room:

Window to front.

Rear Hall/Laundry Room:

6'9" x 4'11" (2.07m x 1.51m)

Bedroom No 1 (Owners Bedroom):

14'6" x 11'5" (4.44m x 3.5m)

Built-in wall to wall mirrored wardrobe (4.44m x 0.74). UPVC double glazed window to rear. Radiator. Door and step leading down to:

Back Stairs Area:

Sliding patio door to owners garden. Bathroom with corner bath with shower over bath, sink and toilet.

Outside:

The property has attractive, well maintained gardens to front and rear. Side access leads to rear of property. In addition, there is also a service lane which leads to the rear of the property to a large parking area for approximately eight vehicles and also a detached owners car garage. There is a small garden area located to the other side of the car park. Lawned garden to immediate rear of the property with access from owners suite via patio door.

Buisness:

The business purposely trades above Threshold and is VAT registered. The property has a long established trade, with good repeat business. Accounts are available to a bona fide purchaser after inspection of the property.

Services:

Mains electric, gas, water and drainage are connected to the property.













Directions:

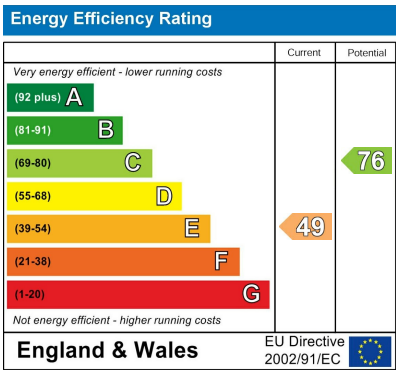
Proceeding to the village of Betws-y-Coed and the property will be viewed on the left hand side being the third property after the turning for Betws Motors by the mountaineering shop - Rock Bottom

Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.





Floor plans are for identification purposes only and not to scale.Where measurements are shown, these are approximate and should not be relied on.Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style.No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments.All rights reserved.
Plan produced using The Mobile Agent.

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

Iwan M Williams Estate Agents

5 Denbigh Street
Llanrwst
Conwy
LL26 0LL

Tel: 01492 642551
Email: enq@iwanmwilliams.co.uk
Web: https://www.iwanmwilliams.co.uk

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI