

Sales Particulars



High Quality Guest House

With separate owner's accommodation'

South West Wales

Ref HG 114



Price
Freehold Property: £525,000

Business: The property has previously operated as a guest house but due to family commitments has not been used as such for several years now. The property will easily revert to this use having 5 bedrooms (four of which are en-suite), separate owners two bedroom accommodation and all the necessary facilities still in place.

The property is extremely well located being within two minutes walk of one of the most popular beach resorts in Wales and also within two minutes walk of a top quality golf course. The business would attract up market clients prepared to pay a premium for staying at this quality facility and location.

The property would need re registering as a guest house with the local authorities.

Location: Very well located in one of Wales' leading holiday resorts yet in a secluded spot close to the town centre, beach and golf course where leading competitions are held

Tenure:

Freehold

Rates: (House)	£1,336.31 per year
(Annex)	£822.35
(Water)	£774.00



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Premises:

The detached main house comprises on the ground floor of:-
Front patio doors lead into the guest dining room (approx.218 sq ft)
Spacious fitted kitchen (approx.267 sq ft)
A guest lounge (approx.381 sq ft) with double aspect windows
A private office (approx.68 ft) with a cloakroom and toilet off
Stair lead up to the first floor consisting of:-
A single bedroom with the use of a family bathroom
4 double bedrooms (all en-suite, 3 with showers and 1 with bath)
The house has the benefit of gas central heating

The annex

The rear annex is a detached property accessed via the rear of the main property via a conservatory .The annex consists of:-

An open plan lounge, dining room and fitted kitchen (approx.381 Sq Ft)
Two double bedrooms
A shower room with wash hand basin and toilet (fitted for disabled use)
The annex has the benefit of gas combi boiler central heating

Outside there is a large garage to the side and a small garden to the front.

Viewing: To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on **01792 419569** let us know when you would like to visit and we will make the arrangement.

Offers: All offers are for the freehold, fixtures and fittings and should be made to this office.

Finance: If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund purchase of these types of businesses.



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Lounge



Kitchen



Dining room



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Annex



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