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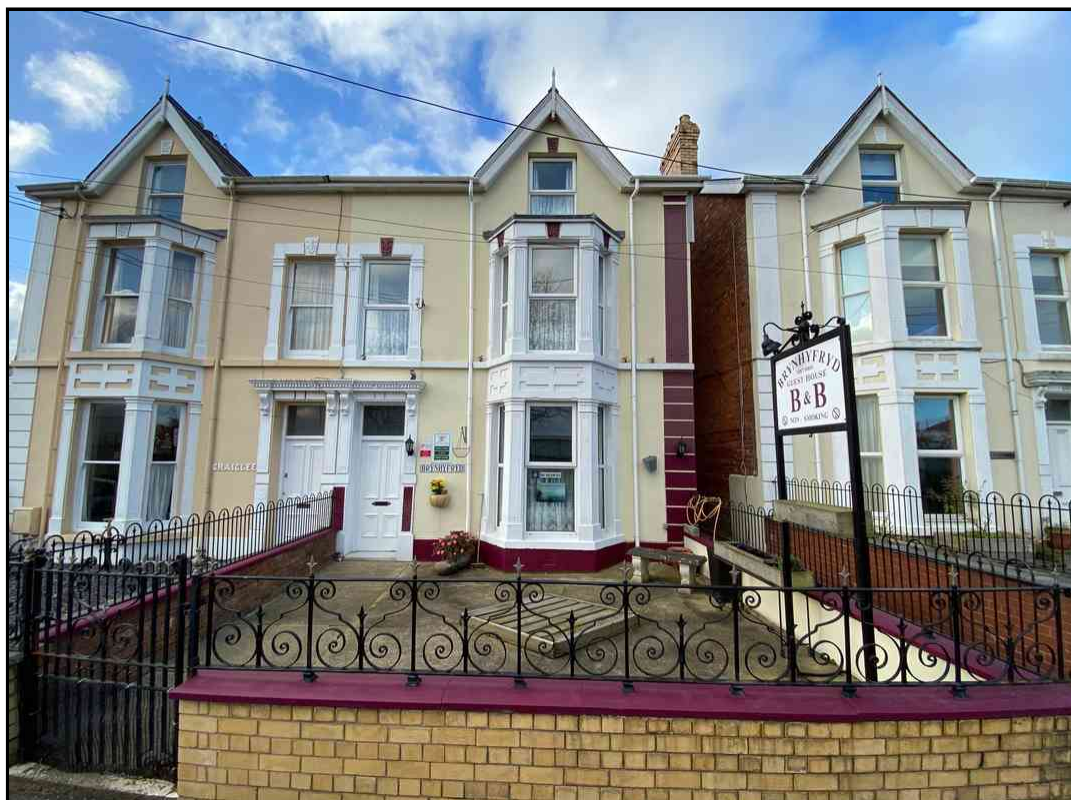


RICS



Since 1989

Substantial 8 Bed Guest House (Potential Dwelling stc). Cardigan Town Centre - West Wales.



Brynhafryd Guest House, Park Place, Cardigan, Ceredigion. SA43 1AE.

Ref C/2151/RD

£285,000

****Substantial 8 Bed (mostly En Suite) Guest House**Owners Private Living Accommodation**Potential to convert back to a dwelling or flats (stc)**Popular local address**Private rear garden**New Bathroom**Partly redecorated Bedrooms**A Good Performing Business**Excellent opportunity to acquire a high quality property within Cardigan town centre**Ideal for those seeking a lifestyle change or proposing multi generational living****

The property is situated within Cardigan, being on the fringes of the town centre and being in an excellent proximity to local facilities including secondary school and sixth form college, local primary school, playing fields, local and national retailers, cafes, bars and restaurants.

GENERAL

A well established Guest House currently benefiting from 3 Star Tourism Wales Rating within an easy walking distance to Cardigan town centre. Enjoying an aspect over the playing fields to the front.

The property is currently used as a popular Guest House/B&B, has potential to be converted back into a private residential property or possibly into flats (subject to the necessary consents).

The property is split across three floors. The ground floor offering Dining and Living space as well as the Managers accommodation.

To the first and second floors there are 8 bedrooms predominantly with En Suite.

For those interested in the business we would advise that viewing is first required before any financial information is provided.

GROUND FLOOR

Vestibule



Hardwood door with fan light over into a vestibule with feature mosaic tiled flooring, half tiled Victorian tiled walls,

glass door to -

Entrance Hallway

Radiator, original character staircase, coving to ceiling.



Dining Room

14' 11" x 14' 4" (4.55m x 4.37m) into bay window to front, radiator, picture rail, coving to ceiling, ample dining space.



Sitting Room

13' 1" x 12' 0" (3.99m x 3.66m) a cosy living room with upvc double glazed window to rear, wall mounted electric fire, recess shelving, coving to ceiling, radiator.



MANAGERS ACCOMMODATION

Living Room

14' 9" x 13' 4" (4.50m x 4.06m) side upvc window, radiator, picture rail, cast iron fireplace.



Kitchen

14' 8" x 11' 4" (4.47m x 3.45m) boasting a range of modern Oak effect base and wall units, complimentary worktop, 1½ stainless steel sink and drainer with mixer tap, 4 ring gas cooker hobs with double oven, extractor fan over, tiled splash back, tiled flooring, radiator. Plumbing for washing machine. Space for fridge, dual aspect upvc windows to sides and rear gardens.



Rear Inner Hallway

Radiator, tiled flooring. Door to -

Utility Room

8' 5" x 5' 6" (2.57m x 1.68m) with side external upvc door, tiled flooring, multiple shelving, space and plumbing for washing machine.

Bedroom

15' 7" x 11' 4" (4.75m x 3.45m) a double bedroom, rear windows overlooking garden. 2 x radiators.



Shower Room



Corner shower, dual flush w.c. single wash hand basin, tiled splash back, radiator. UPVC windows, side extractor fan.

FIRST FLOOR

Airing cupboard.



Doors to -

Shower Room

With modern shower facility with upvc window to side, dual flush w.c. enclosed shower cubicle, wall mounted wash hand basin and tiled splashback, radiator.

Bedroom 5

11' 0" x 7' 6" (3.35m x 2.29m) double bedroom, side upvc window, single wash hand basin, tiled splash, radiator.

Bedroom 4

14' 9" x 10' 1" (4.50m x 3.07m) a double bedroom, rear upvc window overlooking garden, radiator. Access to loft. Door to -

En Suite

Tiled corner shower, dual flush w.c. single wash hand basin, tiled splash back, heated towel rail. Extractor fan.

Bedroom 3



13' 1" x 12' 1" (3.99m x 3.68m) double bedroom, multiple sockets, TV point. Rear upvc window. Radiator. Picture rail. Door to -

En Suite



Dual flush w.c. single wash hand basin, enclosed shower, extractor fan.

Bedroom 2

12' 1" x 11' 4" (3.68m x 3.45m) double bedroom, radiator, picture rail, bay window to front, multiple sockets, TV point.



En Suite

Dual flush w.c. wall mounted single wash hand basin, enclosed shower, radiator. Part tiled walls.



Bedroom 1



12' 10" x 9' 6" (3.91m x 2.90m) upvc window to front, pedestal wash hand basin, picture rail, radiator, multiple sockets, TV point.

SECOND FLOOR

Landing

Via the original staircase with access to 2 bedrooms, bathroom and loft. Multiple sockets.

Shower Room



A new modern bathroom suite including 1200mm walk in shower with Triton electric shower, radiator, single wash hand basin, dual flush w.c. under eaves storage area.

Bedroom 7



13' 11" x 11' 11" (4.24m x 3.63m) double bedroom, upvc window, single wash hand basin, radiator, exposed beams. Rear window overlooking garden. TV point, multiple sockets.

Bedroom 8

19' 7" x 12' 5" (5.97m x 3.78m) a double bedroom, recently re-decorated provides a modern bathroom suite (currently having 3 single beds) with upvc window to front enjoying an aspect over the adjoining playing fields, radiator, single wash hand basin, TV point, multiple sockets.



EXTERNALLY

To the Front

The property is approached from the adjoining roadway into an enclosed forecourt.



To the Rear





An enclosed side and rear garden area predominantly laid to patio area and completely private and south facing enjoying natural sun all day.

Services

We are advised that the property benefits from Mains Water, Electricity and Drainage.

Directions

Heading South into Cardigan town centre from Aberystwyth/North Road. Proceed right sign posted Gwbert. Continue past the tennis and bowls club and the property is located immediately on your left hand side.