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BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

I confirm I have received Sidney Phillips Misleading Marketing Regulations Notice.
I certify that these details are correct as drafted/amended.

Signed Dated
By or for and on behalf of the Vendor(s)

Glan Heulog Guest House

Woodlands, Gyffyn, Conwy LL32 8LT

Freehold £495,000

- UNESCO World Heritage town
- Beautifully restored Victorian guest house
- Eight letting bedrooms
- Lounge/Dining room (12)
- Stunning mountain views
- Net sales in the region of £85,000 per annum

Ref: 95033

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 **Sidney
Phillips**



LOCATION

Glan Heulog (Sunnybank) is located in the Woodlands area of Conwy, North Wales. The town is rich in history with its 13th century castle and many historic structures and buildings still preserved within the city walls. Conwy is surrounded by stunning Welsh countryside and within easy reach of Snowdonia National Park, Llandudno and the Isle of Anglesey. The property lies on the B5106 which is just a stone's throw from Conwy town centre and is served by junction 18 of the A55 North Wales Expressway to the north with Snowdonia National Park accessed via the south. Conwy train station is 0.5 miles from the property.

Glan Heulog is a characterful property that dates back to 1882 and has been a guest house for over 100 years. It was one of the first grand houses built in the Woodlands area and boasts many original features including high ceilings, feature fireplaces and original sash windows. The property is semi-detached under a pitched slate roof and comprises:

TRADE AREAS

ENTRANCE via conservatory which features tiled floors and offers stunning garden and mountain views, into ENTRANCE HALLWAY with DINING ROOM off to the left which offers 12 covers, original fireplace with electric fire, breakfast counter and garden views. Private LOUNGE with carpeted floors, feature fireplace and log burner.

OFFICE with multifuel fire leading to access to private PATIO.

LAUNDRY ROOM and WC.

KITCHEN which is well equipped with equipment and appliances and has 3 integrated ovens, 8 ring hob, plate warmer, washing machine and multiple PREP and WASH AREAS, vinyl flooring, separate PREP/WASH ROOM and UTILITY ROOM with 2 dishwashers and large fridge freezer with a small CONSERVATORY offset which is currently used for storage and has a chest freezer within.

LETTING ACCOMMODATION

FIRST FLOOR:

4 letting rooms:

ROOM 1: DOUBLE with EN SUITE

ROOM 2: DOUBLE SUPERIOR with EN SUITE

BATHROOM featuring bath. This room is located to the front of the building and offers mountain views.

ROOM 3: TWIN/ZIP & LINK ROOM with EN SUITE.

Again, this room is located to the front of the building and offers garden and mountain views.

ROOM 4: TWIN ROOM. No en suite but has a separate private BATHROOM.

SECOND FLOOR:

ROOM 5: DOUBLE with EN SUITE.

ROOM 6: DOUBLE ROOM with EN SUITE. Located to the front of the building, currently used as owners' accommodation.

ROOM 7: TWIN/ZIP & LINK ROOM with EN SUITE.

ROOM 8: DOUBLE BEDROOM with EN SUITE BATHROOM. Again, currently used as owners' accommodation.

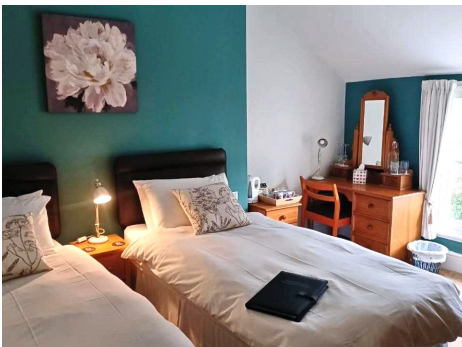
EXTERNAL

To the front of the building is a beautifully presented sloped, landscaped GARDEN with well maintained borders, multiple benches and seating areas plus swing seat (the swing seat is not included in the sale but is available by separate negotiation). Private driveway leading to the CAR PARK to the rear of the building which offers parking for 8 vehicles and has 2 secure GARAGES. OWNERS' PRIVATE COURTYARD with storage shed and log shed.

THE BUSINESS

Glan Heulog trades as a bed and breakfast and attracts tourists from all around the world due to its excellent reputation and because of Conwy's UNESCO World Heritage Site status. It is included in Rick Steve's Travel Guide to North Wales and boasts excellent reviews on both TripAdvisor, Booking.com, Expedia and Google. Rooms range from £102 - £130 per night for bed & breakfast.. Our clients have overseen much renovation and investment, adding modern decor and furnishings to the trade areas and letting rooms whilst retaining and restoring many of the building's original features. The two bedrooms currently used as owners' accommodation could be utilised as an additional two letting rooms. Full trade accounts can be provided upon request.

www.conwybandb.co.uk



TENURE & PRICE

FREEHOLD £495,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

No Premises Licence is held.

SERVICES

All mains services are connected.

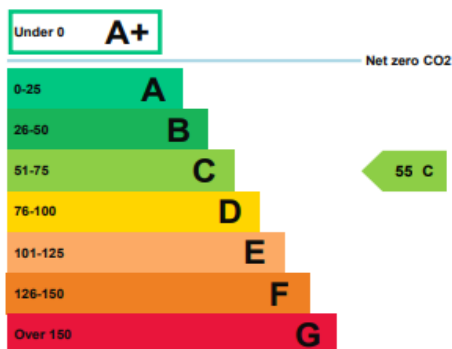
Local Authority: Conwy County Borough Council,
PO Box 1, Conwy LL30 9GN

Rateable Value as at 01 April 2023: £5,200 - the business is subject to Small Business Rates Relief



Energy rating and score

This property's energy rating is C.



EPC Reference: 0230-0940-2742-3698-3006

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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BUSINESS MORTGAGES

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UTILITY HELPLINE

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