



Awel Mor Guesthouse

29 Marine Terrace, Criccieth LL52 0EL

Freehold £540,000

- Seaside town of Criccieth
- Nine letting bedrooms
- Two bedroom, self-contained owner's accommodation
- Breakfast room/bar (24)
- Residents' lounge
- Close to local attractions

Ref: 95710

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LOCATION

Criccieth is located on the Llyn Peninsula overlooking Tremadog Bay in the County of Gwynedd. This attractive Victorian seaside town is hugely popular with tourists and is renowned for its two beaches, promenade and traditional Welsh charm. Notable points of interest are Criccieth Castle, Black Rock Sands and the North Wales Coast Path. The town is also within easy reach of Snowdonia, Porthmadog and Portmeirion. Criccieth lies on the A497, the main road from Pwllheli to Porthmadog, and the North Wales coast is accessible via the B4411/A487.

This Victorian terraced property is configured over four levels. It has a yellow painted exterior under a pitched slate roof and comprises:

GROUND FLOOR

ENTRANCE PORCH with guest LOUNGE to the left. The well-appointed lounge has a fireplace with log burner installed, sofa seating for 6 and sea views. BAR AREA with wood constructed BAR SERVERY, perimeter and loose seating for 12 and wood flooring. BREAKFAST ROOM offset providing 12 covers. KITCHEN and DINING AREA with tiled floors; fully equipped with wall and base units. Separate PANTRY with SITTING ROOM offset and LAUNDRY ROOM.

FLOORS 1, 2 and 3 comprise letting rooms, a number of which have sea views. Eight of the rooms are currently operational and offer EN SUITE facilities, TVs and tea and coffee making facilities.

FIRST FLOOR

LETTING ROOM 1: DOUBLE with rear views and EN SUITE SHOWER ROOM.

LETTING ROOM 2: SUPERKING with sea views and EN SUITE SHOWER ROOM.

LETTING ROOM 3: Currently used as an OFFICE but with the potential to be reconfigured as a SINGLE with separate WC.

LAUNDRY ROOM.

SECOND FLOOR

LETTING ROOM 4: SMALL DOUBLE with rear views and EN SUITE SHOWER ROOM.

LETTING ROOM 5: KING SIZE DOUBLE with rear views and EN SUITE SHOWER ROOM.

LETTING ROOM 6: SUPERKING with sea views and EN SUITE SHOWER ROOM.

STOREROOM/LAUNDRY.

THIRD FLOOR

LETTING ROOM 7: SINGLE with rear views and EN SUITE SHOWER ROOM.

LETTING ROOM 8: SINGLE with rear views and EN SUITE SHOWER ROOM.

LETTING ROOM 9: SUPERKING with sea views and EN SUITE SHOWER ROOM.

This floor also features a STOREROOM, loft access and a LAUNDRY CUPBOARD.

OWNERS ACCOMMODATION

Located on the first floor, self-contained and boasts sea views, comprising: Spacious LOUNGE, BATHROOM, DOUBLE BEDROOM, MASTER BEDROOM and LAUNDRY CUPBOARD.

EXTERNAL

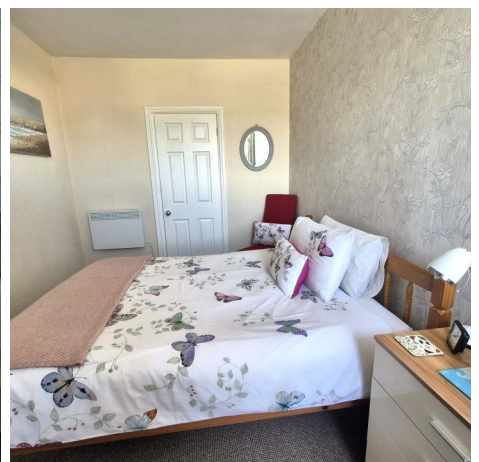
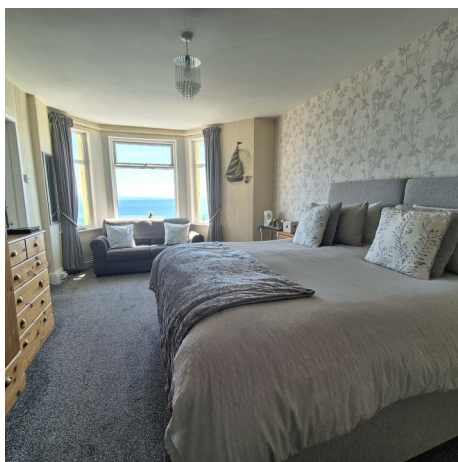
To the front of the property is a PATIO AREA with seating for 6 and sea views. There is also a small COURTYARD to the rear of the building. No parking is available at the property but there is free on-street parking as well as numerous car parks in the area.

THE BUSINESS

Awel Mor is a small, friendly guesthouse which caters for the town's large tourist population. It is hugely popular with walkers due to its close proximity to the Coast Path and Snowdonia National Park. The business has a 9.6 rating on Booking.com, a 4.9 rating on Trip Advisor and Google and was awarded 'most welcoming guest house' in 2023. Our clients purchased the property in 2019 and it has been subject to much investment since that date with the owner's accommodation and breakfast room/bar being particular areas of focus. The business offers the perfect work/life balance in a desirable seaside location.

Our clients currently operate for 8 months each year which leaves scope for a new owner to increase trade. There is also potential to make the 9th letting room available for bookings. Following a formal viewing, full trade accounts may be made available upon request and with consent from our client.

Website: www.awelmor.com



TENURE & PRICE

FREEHOLD £540,000 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

A full Premises Licence is held for the sale of alcohol to residents only:

7 days a week, 12:00 - 24:00

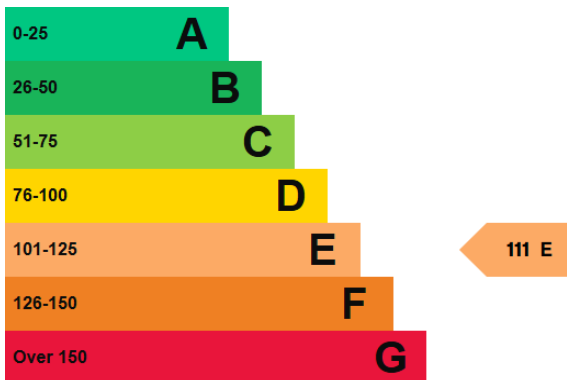
SERVICES

Mains electricity, water and drainage are connected.

LPG for the kitchen.

Local Authority: Gwynedd Council

Rateable Value: £5,800



BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

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EPC Reference: 0230-0748-7259-5709-2092

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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