

John. Francis

www.johnfrancis.co.uk

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PROTECTED



The Property
Ombudsman



NEW
INSTRUCTION



Shoreline Guest House, 6 South Marine Terrace,

Offers in the region of £550,000

Fantastically Located Sea Front Guest House
Views Over Cardigan Bay
Lifestyle Property
Owners Accommodation
Loyal Returning Customer Base

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

BHM/WJ/52568/010319

DESCRIPTION

Looking for a lifestyle change? Give up the 9-5 and build upon the well established business with loyal customer base in the seaside town of Abersytwyth on Cardigan Bay. The area is becoming more popular with tourists from far and wide with over 2.74 million visitors annually for holidays, short breaks and to visit friends and family (STEAM 2017). The guest house offers owners accommodation, a self catering flat and 9 letting rooms, many with fantastic sea views. The business has a reliable turnover that could be maximised with the offering of evening meals or drinks in the summer season (STP).

ENTRANCE PORCH

Entered via double glazed door, door to;

ENTRANCE HALLWAY

Wood effect flooring, door to;

BREAKFAST ROOM

Bay window to front, fireplace, wooden boarded floor, 20 covers.

GROUND FLOOR BEDROOM

11'8 x 10'1 (3.56m x 3.07m)
Window to rear, wood effect flooring.

EN-SUITE SHOWER ROOM

Shower, low level flush WC, wash hand basin.

OWNERS ACCOMMODATION

LOUNGE

13'9 x 10'6 (4.19m x 3.20m)
Wood effect flooring, 2 windows to side, door through to;

KITCHEN

14' x 13'11 (4.27m x 4.24m)
Fitted with a range of wall and base units with worktop over, opening to;

UTILITY AREA

19'6 x 5'8 (5.94m x 1.73m)
Double stainless steel sink and drainer, door to front and door to rear.

GROUND FLOOR WC

Wash hand basin, low level flush WC, window to side.

DRESSING ROOM

9'1 x 7'6 (2.77m x 2.29m)
Window to side, door to;

BEDROOM

14'1 x 9'7 (4.29m x 2.92m)

FIRST FLOOR OWNERS

ACCOMMODATION

BEDROOM

19'3 x 11'5 (5.87m x 3.48m)
Wood effect flooring, window to side, sliding doors to balcony.

EN-SUITE SHOWER ROOM

Shower, low level flush WC, wash hand basin.

ACCOMMODATION ROOMS

TWIN ROOM 1

Window to rear.

TWIN ROOM 2

Window to front.

ROOM 3

18'6 x 10'11 (5.64m x 3.33m)
Bay window to front.

ROOM 4

11'3 x 6'5 (3.43m x 1.96m)
Window to front.

SHOWER ROOM

Low level flush WC, wash hand basin, shower, window to side.

TWIN ROOM 5

Wash hand basin, window to rear.

ROOM 6

13'9 x 11'8 (4.19m x 3.56m)
Window to rear.

EN-SUITE

ROOM 7

Window to front.

EN-SUITE SHOWER ROOM

ROOM 8

11'3 x 6'5 (3.43m x 1.96m)
Window to front.

1 BEDROOM APARTMENT

LOUNGE

10'6 x 9'8 (3.20m x 2.95m)
Wood effect flooring, skylight to front.

KITCHEN

Fitted with a range of wall and base units with worktop over, wood effect flooring, skylight to front, stainless steel sink unit and drainer.

BEDROOM

10'7 x 9'7 (3.23m x 2.92m)
Wood effect flooring, skylight.

BATHROOM

Electric shower, extractor fan, wash hand basin, low level flush WC, tiled walls.

EXTERNALLY

To the rear of the property is a courtyard area. To the front is a small patio area.

SERVICES

We are advised that mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01970 630721 or e-mail aberystwyth@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisAber or on
facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Aberystwyth office, take the road leading to the central roundabout, along Mill Street then on to South road. Continue along South road all the way to the prom, then take a left once you get to the hut. Shoreline can be found on your left hand side.



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