



Five Bedroom
Detached with
Three
Adjoining
Holiday
Apartments


WILLIAM GLEAVE
AGENTS

£547,500

**** Established Business For Sale due to current owners retiring **** This former Inn has been converted into a delightful Five Bedroom (one located on the ground floor with En-Suite Shower Room) property with a wealth of charm and character. Set in approximately 0.57 acres, Maes Y Delyn also has Three adjoining Fully Furnished and Fully Equipped Holiday Apartments.

The main accommodation comprises: Entrance Porch, Reception Hallway with turned staircase leading to the first floor accommodation. Open plan lounge & kitchen, separate dining room, ground floor bedroom with En-suite shower room, utility room and rear porch. To the first floor you will find four bedrooms, a family bathroom and a separate shower room.

The adjoining apartments each comprise: Open plan lounge and kitchen/ diner, bedroom and shower room. Each apartment will be sold fully furnished.

There is a large driveway to the front of the property providing ample 'Off Road' parking for 10 plus vehicles which steps up to a lawn front garden. To the side and rear you will find established garden areas. There is a sizable log cabin complete with veranda and electricity supply.

Two stone former stables can also be found to the rear, each having planning permission for conversion into two further holiday units.

Situated in the village of Rhewl with views of the Dee Estuary, the neighbouring towns of Holywell and Prestatyn provide a full array of shops, public services and educational facilities. Having neat gardens and a good size driveway providing ample off road parking this is an amazing opportunity for the buyer looking for a rewarding business venture.

*** INTERNAL VIEWING HIGHLY RECOMMENDED ***

**** PART EXCHANGE CONSIDERED ****



Solar Panel Income:

There are 32 Solar Panels on a 3-phase electrical system with 10-year warranty from 21.04.2015 installed on the rear elevation of the property. The solar panels generate an approximate annual income of £1,250.

Entrance Porch:

4'11" x 3'10" (1.51m x 1.19m)

Door opens in to:

Storage cupboard housing electric meter and solar panel meter, tiled floor, glazed window to the front elevation and a timber framed glazed door into:-

Reception Hall:

15'5" x 8'5" maximum (4.71m x 2.59m maximum)

Laminate flooring, power points, smoke alarm, wall mounted cupboard housing electric fuse box, single panelled radiator and a double glazed bow window to the front elevation.

Feature turned staircase leads up to the first floor accommodation.

Doors into:

Dining Room:

15'8" x 14'11" (4.80m x 4.57m)

Power points, double panelled radiator, double glazed window giving an aspect over the rear garden, walk-in storage cupboard.

There is an internal door linking to the adjoining ground floor apartment.

Walk-in Storage Cupboard:

7'0" x 5'7" (2.15m x 1.71m)

Having coat hooks for hanging storage and a heated towel rail.

Open Plan Living Room/ Kitchen:

24'2" x 12'9" (7.38m x 3.89m)

Lounge:

Having a feature stone fireplace with with cast iron log burner on a raised hearth, double panelled radiator, laminated flooring and a double glazed window to the front elevation, door into sitting room. Opens in to:

Kitchen Area:

Housing a range of bespoke solid oak wall and base units with matching drawers and roll top worksurfaces, void and point for five ring range cooker with extractor hood over and a stainless steel splashback, inset one and a half bowl sink unit and drainer with mixer taps over. Tiled floor, Upvc double glazed window to the rear elevation. Door leads to the rear porch which leads to the utility room.

Rear Porch:

5'9" x 5'3" (1.77m x 1.61m)

With a chrome heated towel rail, wall mounted mains gas boiler supplying the radiators and domestic hot water, worktop with an oak base unit beneath, double glazed door giving access to the rear garden. Access into:-

Utility Room:

10'1" x 5'1" (3.09m x 1.56m)

With a single drainer sink unit, plumbing for automatic washing machine, part tiled wall, tiled floor, power point and a double glazed window to the rear elevation.

Ground Floor Bedroom:

21'7" x 7'6" (6.58m x 2.29m)

Accessed from the open plan living room/ kitchen.

With a tiled floor, power points and three double glazed windows giving an aspect over the side of the property. Door into:

Ground Floor En-Suite Shower Room:

12'4" x 6'11" (3.77m x 2.13m)

Having a purpose built shower cubicle with splash screen and wall mounted electric shower, low flush w.c., pedestal wash hand basin, chrome heated towel rail, tiled floor, part tiled walls, extractor fan, Upvc double glazed window to the front elevation.

First Floor Accommodation:

Galleried Landing:

Galleried landing over looking the reception hall, Upvc double glazed window to the

front elevation.

With power points, doors in to bedrooms one, two, three, four as well as the main bathroom and additional sower room.

There is a door from the landing which gives access into the adjoining apartment.

Bedroom One:

12'9" x 11'3" (3.90m x 3.43m)

With a feature ornate fireplace, fitted wardrobes, double panelled radiator, power points, double glazed window giving an aspect over the front of the property.

Bedroom Two:

12'8" x 9'2" (3.88m x 2.81m)

With power points and a double glazed window giving an aspect over the front of the property, double panelled radiator.

Bedroom Three:

10'7" x 10'1" maximum (3.23m x 3.09m maximum)

Double panelled radiator, power points and a double glazed window overlooking the rear.

Bedroom Four:

7'6" x 5'7" (2.31m x 1.71m)

Currently used as a dressing room.

With power point and double glazed window to the rear elevation.

Family Bathroom:

10'8" x 5'9" (3.26m x 1.76m)

Four piece suite comprising roll top bath, corner shower cubicle with wall mounted shower and glazed sliding doors, low flush w.c., pedestal wash hand basin, part tiled walls, feature ornate fireplace, chrome heated towel rail, part tongue and groove walls, extractor fan, Upvc double glazed frosted window to the side elevation.

Shower Room:

7'1" x 5'9" (2.17m x 1.77m)

Three piece suite comprising pedestal wash hand basin, low flush w.c., corner shower cubicle with wall mounted shower over and glazed sliding doors, tiled walls, tongue and groove ceiling, wood effect laminate flooring, extractor fan, access to the roof space, chrome heated towel rail, Upvc double glazed frosted window to the rear elevation.

Outside:

There is a large driveway to the front of the property providing ample 'Off Road' parking for 10 plus vehicles which steps up to a lawn front garden. To the side and rear you will find established garden areas. There is a sizable log cabin complete with verandah and electricity supply.

Two stone former stables can also be found to the rear, each having planning permission for conversion into two further holiday units.

Holiday Apartments:

Adjoining Maes Y Delyn are three individual units which are currently let as holiday accommodation and are being sold fully furnished. Each of the self-catering apartments have private access and are powered by electricity only for safety.

Currently advertised on 'airbnb' (See link below to each of the holiday lets).

* Ty Cwch - https://www.airbnb.co.uk/rooms/37103900?federated_search_id=596037db-9e25-4e46-8370-8713c082bb5a&source_impression_id=p3_1642414532_WW35xIuePwNaoH59&guests=1&adults=1

* Hen Alarch - https://www.airbnb.co.uk/rooms/18803649?federated_search_id=596037db-9e25-4e46-8370-8713c082bb5a&source_impression_id=p3_1642414591_15b1waTfWRtMRI6J&guests=1&adults=1

* Blaen Coed- https://www.airbnb.co.uk/rooms/18801818?federated_search_id=596037db-9e25-4e46-8370-8713c082bb5a&source_impression_id=p3_1642414603_aIXHMQWd4SzsFA9&guests=1&adults=1

Ty Cwch (The Boat House):

Energy Rating - E

Accommodation Comprises:

Double glazed Entrance Door into:-

Open Plan Lounge & Kitchen/ Diner

16'10" x 13'6" (5.15m x 4.13m)

With power points, part tongue and grove wall, under stairs storage cupboard, laminate flooring, Upvc double glazed windows to the front elevation.

KITCHEN AREA

Having a sink unit with base cupboards beneath, free standing electric cooker with convector canopy over and a fridge freezer

Stairs leads up to:-

Galleried Bedroom

17'2"x 14'8" (5.24mx 4.48m)

With exposed roof purlins, power points and a uPVC double glazed window overlooking the rear.

Shower Room

7'10" x 4'5" (2.40m x 1.35m)

Having a three piece suite comprising pedestal wash hand basin with tiled splash back, low flush W.C., shower cubicle and a chrome heated towel rail.

Blaen Coed (To the side of the Forest):

Energy Rating - C

Accommodation Comprises:

A wrought iron staircase leads up to the double glazed Entrance Door into:-

Entrance Hallway:

10'4" x 3'10" (3.15m x 1.18m)

Doors into:

Open Plan Lounge & Kitchen/ Diner:

14'9" x 12'4" (4.50m x 3.76m)

With power points, inset spotlighting, exposed roof purlins, two double glazed windows to the front elevation with a view towards Mostyn Hall Park which is part of Mostyn Estate. Door leading to the Main House and a cupboard housing the meters.

KITCHEN AREA - Having worktop surface with a single drainer sink unit with drawers and base units beneath, free standing electric cooker with extractor hood over, tiled splash back, power points and a double glazed window overlooking the rear.

Shower Room:

5'10" x 5'2" (1.78m x 1.60m)

Having a three piece suite comprising shower cubicle, pedestal wash hand basin, low flush W.C. and a chrome heated towel rail.

Bedroom:

12'5" x 11'8" (3.80m x 3.57m)

With power points and a double glazed window overlooking the front of the property.

Hen Alarch (The Old swan):

Energy Rating - D

Accommodation Comprises:

A double glazed Entrance Door into:-

Open Plan Lounge & Kitchen/ Diner

13'5" x 12'7" (4.10m x 3.84m)

With power points and a double glazed window giving an aspect over the front of the property.

KITCHEN AREA - Having a worktop surface, single drainer sink unit with base units beneath, electric cooker with extractor hood over, part tiled walls and power points.

Bedroom:

12'3" x 5'4" (3.75m x 1.65m)

With power points and a double glazed frosted window.

Shower Room:

7'8" x 4'9" (2.35 x 1.47m)

Having a three piece suite comprising low flush W.C., shower cubicle, wash hand basin and a chrome heated towel rail.

Gardens

The apartments each benefit from self-contained access at the rear into the enclosed private courtyard garden and exterior seating, with log-cabin exterior communal space, and access to enjoy the extensive planted-out front garden area.

There is ample 'Off Road' parking to the front of the property for use of the holiday lets.







APPROX. GROSS INTERNAL FLOOR AREA 1738 SQ FT / 161 SQM	Delyn Rhewl
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	date: 17/03/23 photoplan