



Ty'n Y Coed

Llandudno, North Wales, LL30 1SA

For Sale: Attractive Grade II period office, suitable for alternate uses (subject to planning).

25,387 sq ft
(2,358.53 sq m)

- Alternate use potential (subject to planning)
- Grade II Listed Building
- Many original period features retained
- Set in attractive landscaped surrounding

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Summary

Available Size	25,387 sq ft
Business Rates	For confirmation of the Rateable value and rates payable please contact the local authority.
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Listed building

Description

The substantial former house was constructed in 1878 and was subsequently used as a hospital and more recently, a headquarters office building.

The Grade II Listed building is set over ground and first floors, incorporating offices, canteen, library, conference rooms and stores. The building is currently configured to provide continued office use but could be altered to accommodate a range of future uses.

Externally there are significant landscaped grounds and gardens, with car parking to the front of the building.

In addition to the measured areas listed, there is a basement and second floor attic space, with a restricted access and head height which have not been included.

The building and grounds are accessed via a shared driveway. An estate service charge may be levied to contribute to the upkeep and maintenance of the shared access, to be defined as part of the sale.

Location

Ty'n y Coed is located between Llandudno and Deganwy off Pentywyn Road, which runs adjacent to the A470. The property sits within substantial landscaped grounds, access off a private driveway shared with neighbouring occupiers.

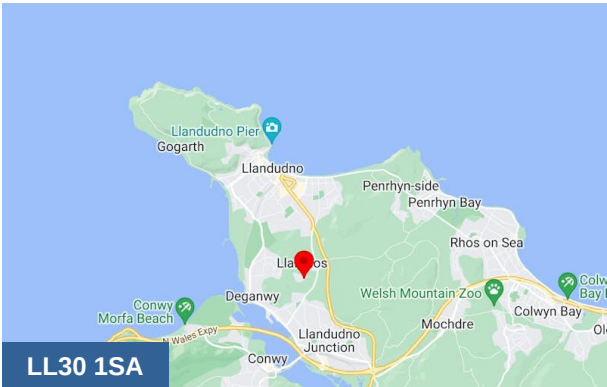
The building site is located off the Conwy Junction of the North Wales expressway at J19.

Accommodation

Name	sq ft	sq m	Availability
Ground	14,184	1,317.74	Available
1st	11,203	1,040.79	Available
Total	25,387	2,358.53	

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



Viewing & Further Information



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Ty'n Y Coed

Llandudno, Gogledd Cymru, LL30 1SA

**Ar Werth: Swyddfa hanesyddol
Gradd II ddeniadol, yn addas
ar gyfer defnyddiau amgen (yn
amodol ar ganiatâd cynllunio).**

- Potensial ar gyfer defnydd amgen (yn amodol ar ganiatâd cynllunio)
- Adeilad Rhestredig Gradd II
- Mae llawer o nodweddion cyfnod gwreiddiol wedi'u cadw
- Wedi'i osod mewn amgylchedd tirluniedig deniadol

**25,387 troedfedd sgwâr
(2,358.53 metr sgwâr)**

Crynodeb

Maint ar gael	25,387 troedfedd sgwâr
Ardrethi busnes	I gadarnhau'r gwerth ardethol a'r ardrethi sy'n daladwy cysylltwch a'r awdurdod lleol.
Treth ar Werth (TAW)	Yn berthnasol
Costau Cyfreithiol	Bydd pob parti yn talu ei gostau ei hun.
Sgôr EPC	Wedi'i eithrio rhag EPC - Adeilad wedi'i rhestri

Disgrifiad

Cafodd yr hen dŷ sylweddol ei adeiladu yn 1878 ac fe'i defnyddiwyd wedyn fel ysbty ac yn fwy diweddar fel pencadlys cwmni.

Mae'r adeilad rhestredig Gradd II wedi'i osod dros y lloriau gwaelod a'r llawr cyntaf, gan gynnwys swyddfeydd, ffreutur, llyfrgell, ystafelloedd cynadledda a storfeydd. Ar hyn o bryd mae'r adeilad wedi'i ffurfwedu ar gyfer defnydd parhaus fel swyddfeydd, ond gellir ei addasu i ddarparu ar gyfer ystod o ddefnyddiau yn y dyfodol. Y tu allan, mae tiroedd a gerddi sylweddol, gyda maes parcio o flaen yr adeilad.

Yn ogystal â'r ardaloedd mesuredig a restrir, mae yna islawr a hefyd atig ar yr ail lawr gyda mynediad rhwystredig ac uchder cyfyngedig, nad ydynt wedi'u cynnwys.

Mae mynediad at yr adeilad a'r tiroedd trwy ffordd a rennir. Efallai y codir tâl gwasanaeth ystâd i gyfrannu at gynnal a chadw'r fynedfa a rennir, i'w ddiffinio fel rhan o'r gwerthiant.

Lleoliad

Mae Ty'n y Coed wedi'i leoli rhwng Llandudno a Deganwy oddi ar Heol Pentywyn, sy'n rhedeg cyfochrog â'r A470. Mae'r eiddo wedi'i osod o fewn tiroedd tirluniedig sylweddol, gyda mynediad oddi ar ffordd breifat a rennir gyda chymdogion.

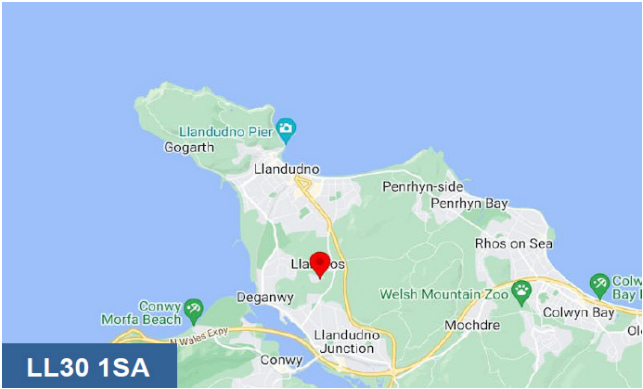
Mae safle'r adeilad wedi'i leoli ger Cylchfan Conwy ar draffordd Gogledd Cymru, Cyffordd 19.

Yr Eiddo

Enw	Troedfeddi Sgwâr	Metrau Sgwâr	Argaeledd
Llawr gwaelod	14,184	1,317.74	Ar gael
1af	11,203	1,040.79	Ar gael
Cyfanswm	25,387	2,358.53	

Ymweliadau

Apwyntiadau gyda asiantau unigol Cooke & Arkwright yn unig.



Ymweliadau a Mwy o Wybodaeth



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