

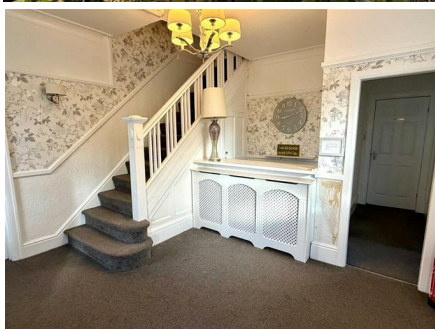
**Bryan Davies
+ Associates**

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**AUCTIONEERS
●
ESTATE AGENTS**

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The Kenmore Guest House, 28 Trinity Avenue, Llandudno, Conwy, LL30 2SJ



£460,000



www.bdahomesales.co.uk

THIS BEAUTIFULLY PRESENTED AND MAINTAINED GUEST HOUSE IS SITUATED IN A CORNER POSITION opposite a local Primary School and within easy level walking distance of Llandudno Town Centre with all its amenities and the Promenade. The owners having lovingly updated this business and created their own home at the same time.

7 LETTING BEDROOMS - ALL EN-SUITE
PLUS OWNERS BEDROOM, SITTING ROOM AND BATHROOM
TEA AND COFFEE FACILITIES AND TV's
GAS FIRED CENTRAL HEATING
UPVC DOUBLE GLAZING
FURNISHED AND EQUIPPED AS A GOING CONCERN
(SUBJECT TO INVENTORY)

INTERNAL INSPECTION THROUGHLY RECOMMENDED

The Accommodation Comprises:-

Double Glazed FRONT DOOR leading into:-

ENTRANCE PORCH 6'10" x 7'3" (2.09m x 2.21m)

Original tiled floor, feature original stained glass windows with leaded lights, timber door into:-

ENTRANCE HALL 12'11" x 11'1" (3.95m x 3.39m)



With check in area, feature stained glass windows to the side, feature fireplace, carpet, coved ceiling, picture rail, dado rail and doors leading off.

GUEST LOUNGE 16'1" x 13'6" plus bay (4.91m x 4.14m plus bay)



Double glazed bay window to the front, coved ceiling, picture rail, feature part wall panelling, feature fireplace

with tiled back and hearth, inset gas coal effect fire, feature display mantle with mirror, carpet, t.v point and radiator..

GUEST DINING ROOM/BREAKFAST ROOM 16'3" x 13'0" (4.96m x 3.98m)



Plus upvc double glazed bay window to the side, feature part wall panelling, coved ceiling, picture rail, radiator, carpet, 4 wall light points. Door through to:-

PREPARATION ROOM 10'11" x 3'4" (3.35m x 1.04m)

With worktop surfaces, base units, double glazed window to the side, wall tiling, shelving and water tap. Opening through into:-

KITCHEN 13'6" x 10'9" (4.12m x 3.30m)



With an extensive range of fitted white gloss fronted base and wall units with complementing counter tops, 2 inset stainless steel sinks with single drainer, gas range cooker with extractor over, inset Bains Marie, plumbing for dishwasher, cupboard with built-in 'Worcester' combination central heating and hot water boiler. vinyl floor, wall tiling and upvc double glazed windows to the side. Steps down into:-

UTILITY ROOM 10'7" x 6'1" (3.25m x 1.87m)

With range of fitted wall and base units with complementing counter tops over, space for washing machine and tumber dryer, space for dishwasher, space for fridge/freezer, tiled floor, built-in cloaks cupboard, double radiator, double glazed window to the rear, door leading out to the rear.

OWNERS ACCOMMODATION

OWNERS LOUNGE 14'6" x 13'5" (4.42m x 4.1m)



Double glazed window to the front, feature fireplace with tiled hearth and display shelf, coved ceiling, radiator, TV point, door giving access into large storage cupboard, wooden floor, double radiator and display shelving.

OWNERS SNUG 10'0" x 8'5" (3.05m x 2.59m)

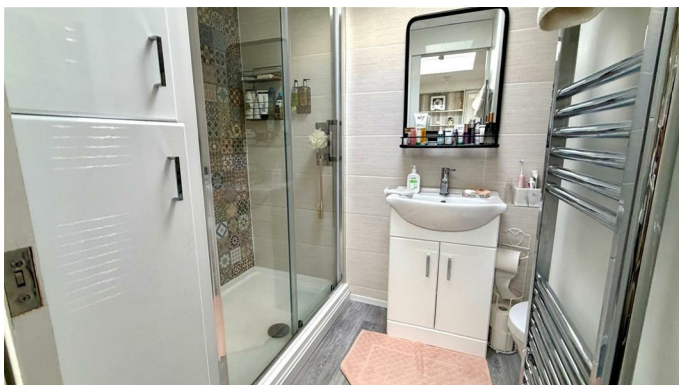
With feature skylight window, carpet, vertical radiator, double glazed French doors leading out to an enclosed courtyard.

OWNERS BEDROOM 14'8" x 11'0" (4.49m x 3.37m)



Double glazed windows, carpet, radiator and feature freestanding bath.

OWNERS 3-PIECE SHOWER ROOM



Shower cubicle, low flush WC and wash hand basin with vanity cupboard beneath. Feature skylight, wall mounted heated towel rail and vinyl floor.

FIRST FLOOR LANDING

Stairs lead up from the entrance hall to the first floor landing with carpet and doors leading off.

GUEST ACCOMMODATION

BEDROOM 1 10'6" x 10'3" (3.22m x 3.14m)



DOUBLE ROOM with double glazed window to the side, USB sockets, carpet, radiator, TV, tea and coffee facilities.

EN-SUITE 3-PIECE SHOWER ROOM



Shower cubicle, vanity wash hand basin and low flush wc, upvc double glazed window to the rear, wall tiling, vinyl flooring, ladder style towel rail.

BEDROOM 2 11'1" x 10'4" (3.38m x 3.17m)



TWIN ROOM with USB points, radiator, upvc double glazed window, TV and carpet, tea and coffee making facilities, 2 wall light points.

EN-SUITE 3 PIECE BATHROOM 6'6" x 4'9" (2m x 1.45m)



Panelled bath with shower over, wash hand basin and low flush wc, wall tiling, vinyl wood effect flooring, ladder style towel rail, double upvc glazed window to the rear.

BEDROOM 3 14'7" x 12'8" max including en-suite (4.47m x 3.88m max including en-suite)



FAMILY ROOM with radiator, upvc double glazed window to the front, carpet, tv, USB sockets, tea and coffee making facilities.

3 EN-SUITE 3-PIECE SHOWER ROOM



Tiled shower cubicle, wash hand basin low flush wc, ladder style towel rail, lino flooring.

BEDROOM 4 16'2" x 13'7" plus bay window (4.93m x 4.15m plus bay window)



KING SIZE ROOM with seating area. Upvc double glazed bay window to the front, radiator, TV, USB sockets, carpet, tea and coffee making facilities.



EN-SUITE 3 PIECE SHOWER ROOM 6'4" x 4'5" (1.94m x 1.35m)



Shower cubicle, wash hand basin and low flush wc, display shelving, ladder style towel rail, lino flooring.

BEDROOM 5 12'9" x 11'6" max inc en-suite (3.89m x 3.53 max inc en-suite)



DOUBLE ROOM with double glazed window to the front, radiator, TV, USB sockets, carpet and tea and coffee making facilities.

EN-SUITE 3-PIECE SHOWER ROOM



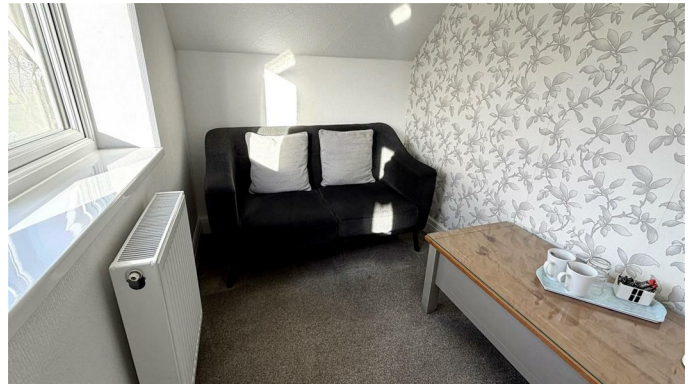
Shower cubicle, vanity wash hand basin and low flush wc, ladder style towel rail, lino flooring.

BEDROOM 6 11'9" x 11'7" (3.60 x 3.54)



With carpet and double glazed window to the side, radiator TV and tea and coffee making facilities.

LIVING AREA 7'8" x 5'9" (2.35m x 1.76m)



EN-SUITE 3 PIECE BATHROOM 7'8" x 5'4" (2.35m x 1.65m)



Panelled bath with shower over, vanity wash hand basin and low flush wc, ladder style towel rail.

BEDROOM 7 19'7" x 13'7" max including en-suite (5.99m x 4.16 max including en-suite)



KING SIZE ROOM with sitting area. upvc double aspect double glazed windows enjoying views to The Great Orme to the rear, carpet, USB sockets, double radiator, 2 wall light points. TV and tea and coffee facilities.

EN-SUITE 4-PIECE BATHROOM



With a four piece suite comprising corner shower cubicle, panelled bath, wash hand basin and low flush wc, wall tiling, towel radiator.

OUTSIDE



To the front of the property is an enclosed lawn garden with mature shrubs and trees and seating area with decorative chippings and paved pathway.

FRONT GARDEN



PARKING



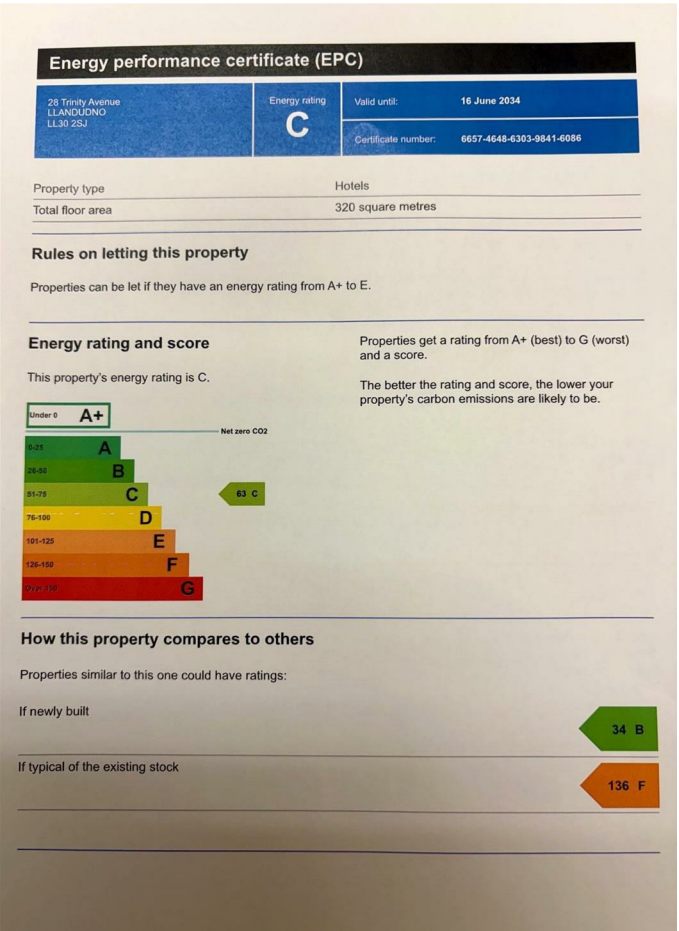
COUNCIL TAX

Is 'A' as obtained from www.conwy.gov.uk - (Owners accommodation) -£1552.40
Business rates - rates exempt end of March - changes in April 2026

TENURE

The property is held on a LEASEHOLD tenure over a 999 year lease from 25/12/1925 with a peppercorn ground rent of £10.00 per annum

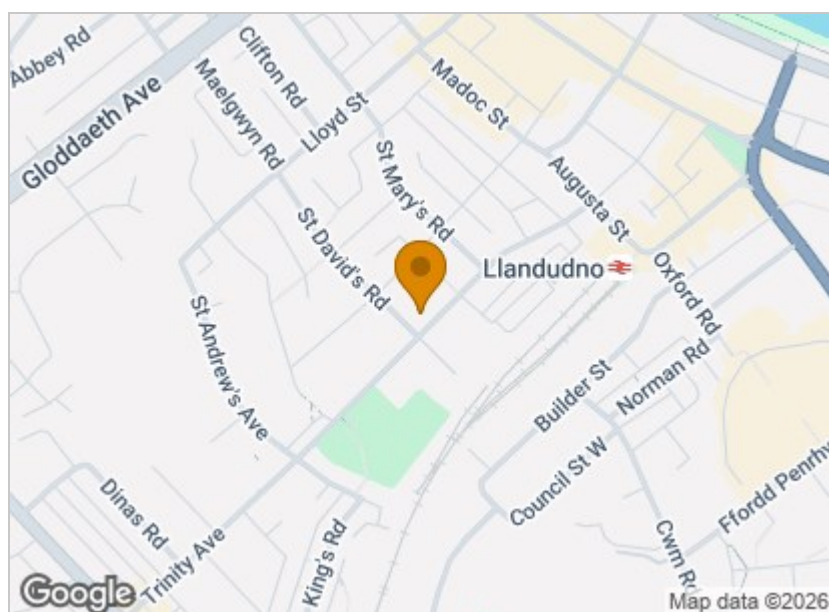
COMMERCIAL ENERGY PERFORMANCE CERTIFICATE



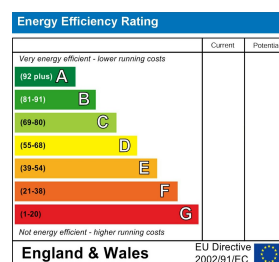


Produced by Elements Property

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed north along Mostyn Street, second left onto Trinity Square, though the traffic lights onto Trinity Avenue take the forth turning on the right into St David's Road and the property can be viewed on the corner of Trinity Avenue and St David's Road. REF: A826 17/01/26

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

