

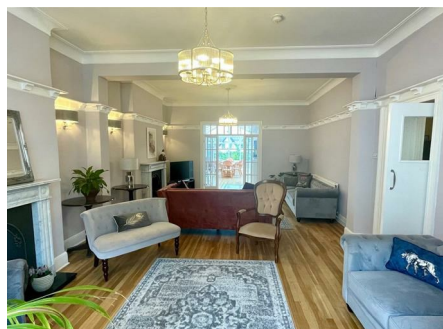
**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125**

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

The Seaclyffe Hotel, 11 Church Walks, Llandudno, Conwy, LL30 2HG



£480,000

 16  16  4 

www.bdahomesales.co.uk

THIS LOVELY 16 BEDROOMED HOTEL IS BEAUTIFULLY PRESENTED and having had some recent upgrades. Situated at the foot of the Great Orme, on this extremely popular road in the heart of Llandudno, close to all amenities including the Pier, Promenade and the Great Orme Tram Station. Located 300 metres from Llandudno North Shore Beach, 2.2 km from Llandudno West Shore Beach, as well as 400 metres from Llandudno Pier. With free WiFi, this 2-star bed and breakfast offers a housekeeping service and bicycle parking.

16 GUEST BEDROOMS
16 EN-SUITES
2 GUEST LOUNGES
COVERS FOR UP TO 36 GUESTS
LARGE GARAGE
BOOKING.COM RATING - 8.4
CONSERVATION AREA

The Accommodation Comprises:-

Double Opening FRONT DOORS to:-

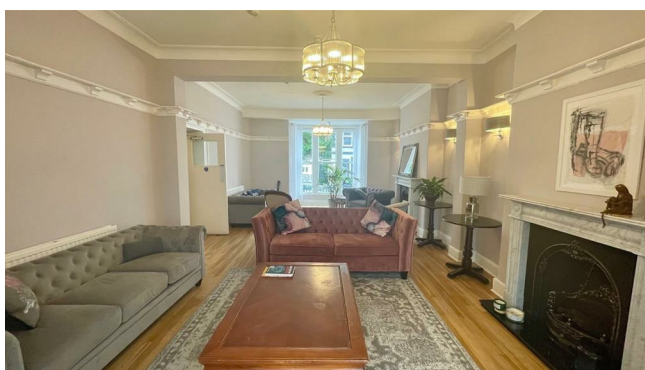
RECEPTION HALL

2 Radiators, dado rails, fire alarm panel, linen storage cupboard.

DOUBLE LENGTH GUEST LOUNGE



Box bay window, marble bio ethanol fireplaces with decorative inset. Delft plate racks, 2 radiators, wooden panel flooring, 4 wall light points, timber glazed door to:-



CONSERVATORY/BAR AREA



Fully equipped bar (subject to inventory), radiator, part upvc double glazed windows, 2 wall light points.

GUEST T.V LOUNGE/RECEPTION



Timber decorative fireplace with electric heater cast iron and tiled inset and marble hearth, bay window, dado rail and delft plate racks.

RECEPTION AREA



Radiator.

LADIES AND GENTLEMAN'S W.C

LOWER GROUND FLOOR

GUEST DINING ROOM



Covers for 36 people, partial timber cladding, upvc double glazed French doors to the rear garden, 11 wall light points, timber flooring, single glazed stained glass windows, stone built fireplace, radiator. Door through to:-



PRIVATE INNER HALLWAY

COMMERCIAL KITCHEN



(Subject to inventory) - stainless steel kitchen units and shelving. Shelving, sink units and cooking area.

STILL ROOM/DISHWASH



Door to:-

REAR PORCH

2 STORAGE ROOMS

LAUNDRY ROOM

'Ideal Imax' gas fired central heating boiler and hot water tank.

IN TOTAL THERE ARE 16 BEDROOMS AS FOLLOWS:-

5 SINGLES WITH EN-SUITE SHOWER ROOMS

6 DOUBLES WITH EN-SUITE SHOWER ROOMS

1 DOUBLE WITH EN-SUITE BATHROOM

2 TWINS WITH EN-SUITE SHOWER ROOMS

1 TWIN WITH EN-SUITE BATHROOM

1 FAMILY- WITH EN-SUITE SHOWER ROOM (1 DOUBLE AND 1 SINGLE

ALL ROOMS HAVE T.V, TEA AND COFFEE FACILITIES

HAIRDRYERS

PLEASE NOTE THAT THE ROOM NUMBERS RELATE TO THE DOOR NUMBER

Steps from the main hallway down to rooms above the garage (large garage to rear of the property).

BELOW IS AN EXAMPLE OF SOME OF THE ROOMS

BEDROOM 25 (above garage)



Double room.

EN-SUITE SHOWER ROOM

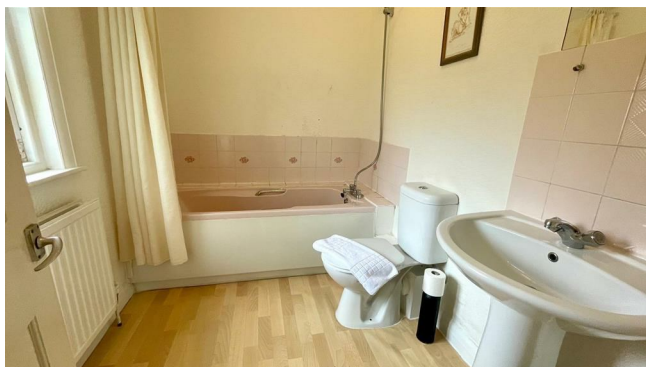


BEDROOM 26 (above garage)



Double room.

EN-SUITE BATHROOM



Including bath and shower over.

BEDROOM 27 (above garage)



Twin room.

EN-SUITE BATHROOM



Including bath and shower over.

BEDROOM 28 (above garage)

Single room.

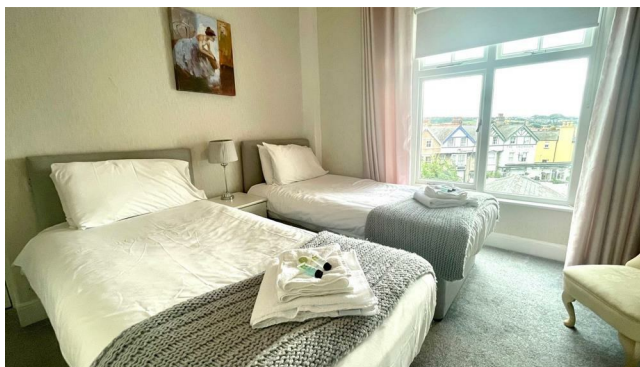
EN-SUITE SHOWER ROOM

FIRE ESCAPE DOWN TO THE REAR EXIT FROM LANDING

STAIRCASE FROM THE MAIN HALL TO:-

FIRST FLOOR

BEDROOM 14

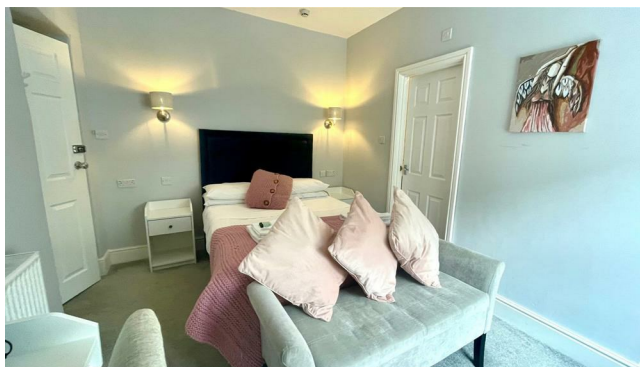


Twin.

EN-SUITE SHOWER ROOM



BEDROOM 8



Double.

EN-SUITE MODERN SHOWER ROOM



SECOND FLOOR

BEDROOM 20



Triple room - (1 double and 1 single).

EN-SUITE SHOWER ROOM



BEDROOM 16



Double.

MODERN EN-SUITE SHOWER ROOM



OUTSIDE

FRONT GARDEN

Raised patio seating area with wrought iron railing and steps to the front entrance.

REAR GARDEN



Block paved raised seating area with established trees and borders, lower lawned area with stone wall boundary. Pathway to rear of the property.

LARGE GARAGE

And parking for 2 to 3 cars off the road.

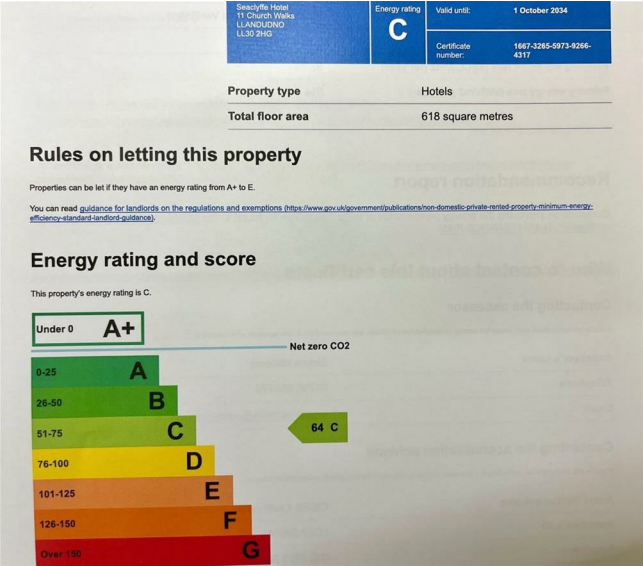
TENURE - LEASEHOLD

2000 year term from 1900. Ground Rent is £10.00 per annum.

CONWY COUNTY BOROUGH COUNCIL

Rateable Value - TO BE ASSESSED

COMMERCIAL ENERGY PERFORMANCE CERTIFICATE

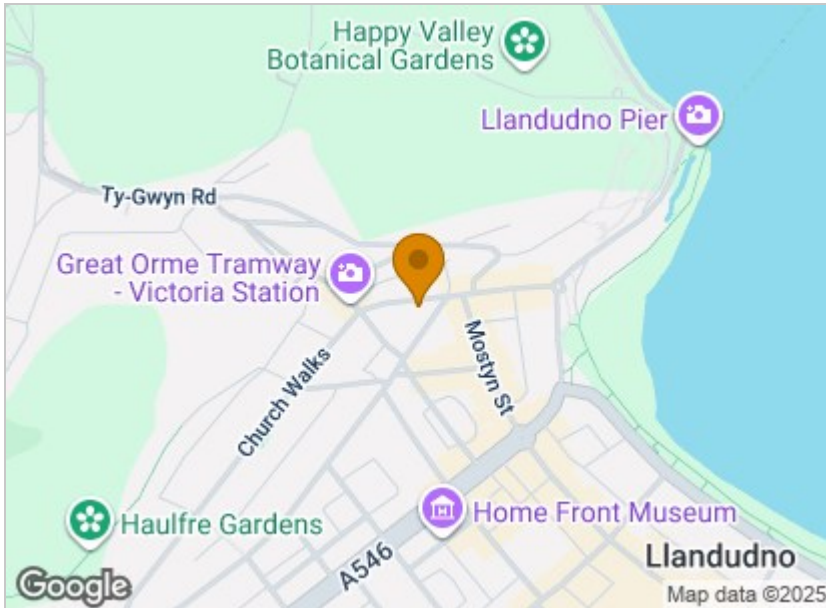




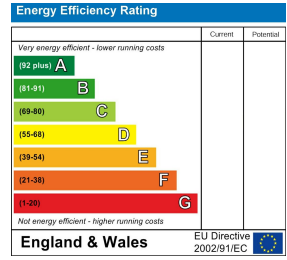
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& Associates**

Total area: approx. 617.3 sq. metres (6644.7 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed north along Mostyn Street to the roundabout with the millennium clock, continue on to Upper Mostyn Street, at the top of the road at the Empire Hotel turn left onto Church Walks and the property can be viewed on the left hand side within 100 yards. Ref: A549 06/09/24 Rev 25/09/25

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.



For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.