

email: llandudno@bdahomesales.co.uk

Westbourne Guest House, 8 Arvon Avenue, Llandudno, Conwy, LL30 2DY



Offers Over £400,000



THIS BEAUTUFLY PRESENTED 9 BEDROOMED DOUBLE FRONDED FAMILY RUN GUEST HOUSE IS SITUATED CLOSE TO LLANDUDNO TOWN CENTRE AND WITHIN EASY ACCESS TO ALL THE LOCAL AMENITIES AND 300 YARDS AWAY FROM THE LANDUDNO PROMENADE.

9 GUEST BEDROOMS WITH EN-SUITE FACILITIES,
COLOUR TV AND TEA AND COFFEE MAKING FACILITIES
LOVELY CUSTOM MADE BAR FOR RESIDENTS
GUEST LOUNGE
TWO OWNERS LOUNGES AND 2 EN-SUITED BEDROOMS
GAS FIRED CENTRAL HEATING
UPVC DOUBLE GLAZED WINDOWS TO THE REAR ELEVATION.
BOOKING.COM RATING - 9.6
RE-WIRED FEB 2022

The Accommodation comprises:-

CANOPIED ENTRANCE

Glazed FRONT DOOR and sidelight to:

PORCH

Half panelled walls, large electric meter cupboard, water tap, upvc double glazed front door to:

HALL

Dado rails, double radiators.

RECEPTION DESK/ OFFICE

With wall panelling, shelving and inter connecting door.

GUEST LOUNGE



Marble fire surround and hearth with inset gas coal effect fire, picture rails, decorative coving frieze and cornice, bay window overlooking front garden.

DINING ROOM WITH BAY WINDOW



With covers for up to 14 guests, 4 wall light points, fire surround with hearth and display shelf with inset electric coal effect fire, double radiator, decorative coving and cornice, display shelving. Arch through to :

BAR



Custom made bar with shelving optics, display shelving, recessed spotlights, wall panelling, guest seating area, wall light points. Door through to reception/ office.



KITCHEN



With grey fronted units and storage shelving, rolled edge marble effect work tops, laminate flooring, commercially equipped (subject to inventory)

UTILITY ROOM



With plumbing for washing machine, rolled edge work tops, wood effect flooring, upvc double glazed door to rear courtyard area.

EN-SUITE WC AND STORAGE ROOM WITH SHELVING

PRIVATE SITTING ROOM

With book shelving, upvc double glazed window.

PREPARATION ROOM

With single drainer sink unit and mixer tap, base units and shelving, wood effect flooring, radiator, upvc double glazed window and single glazed window.

STORAGE/ WORKSHOP

With wood effect flooring, rolled edge worktops, plastic ceiling cladding, radiator, upvc double glazed window and upvc double glazed door to REAR:

GROUND FLOOR

BEDROOM 1



Double radiator, upvc double glazed window.

EN-SUITE 3 PIECE SHOWER ROOM

1/4 LANDING

STORE ROOM

With low flush WC, hot water tank and upvc double glazed window.

SEPERATE LINEN STORE WITH SHELVING

FIRST FLOOR LANDING

Double radiator, coving.

BEDROOM 8



Double with decorative cornices and frieze and cornices, bay window to front, 2 radiators.

LARGE EN-SUITE 3 PIECE SHOWER ROOM



Decorative cornice and window.

BEDROOM 4



Twin room with radiator, upvc double glazed window to rear.

EN-SUITE 3 PIECE SHOWER ROOM



BEDROOM 3



Double room with decorative coving, bay window to front, radiator.

EN-SUITE 3 PIECE SHOWER ROOM

BEDROOM 2



Double room, radiator, upvc double glazed window.

EN-SUITE 3 piece SHOWER ROOM



3/4 LANDING

BEDROOM 7



Single upvc double glazed window, radiator.

EN-SUITE 3 PIECE SHOWER ROOM



TOP FLOOR LANDING

'Velux' skylight window, double radiator.

TOP FLOOR

PRIVATE OWNERS ACCOMMODATION

Comprises:- Lounge/ store room, staircase to :-
Bedroom with 2 piece en-suite and separate WC,
Eaves storage, 3 'Velux' double glazed windows, gas
radiator central heating,



AN OWNERS SECOND BEDROOM on top floor



Double upvc double glazed window, en-suite 3 piece bathroom with over bath shower. (This could be used as another guest room by a new owner).

BEDROOM 6



Double room - window to front, radiator.

EN-SUITE 3 PIECE SHOWER ROOM

BEDROOM 5



Double upvc double glazed window, radiator.

EN-SUITE 3 PIECE BATHROOM



FRONT GARDEN

With paved seating areas, decorative chippings and flower beds.

REAR

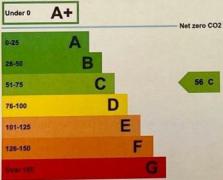
To the rear is a small enclosed walled courtyard area with rear gated access.

COUNCIL TAX

Council tax is 'D' as obtained from www.conwy.gov.uk

TENURE

The property is held on a 'FREEHOLD' tenure.

Energy performance certificate (EPC)							
Westbourne Guest House 8 Arvon Avenue LLANDUDNO LL30 2DY	Energy rating C	Valid until: 24 July 2034	Certificate number: 0939-1210-6304-2945-0904				
Property type Hotels		Total floor area 386 square metres					
Rules on letting this property <p>Properties can be let if they have an energy rating from A+ to E.</p>							
Energy rating and score <p>This property's energy rating is C.</p>		Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.					
 <p>The scale shows energy ratings from A+ (best) to G (worst). The 'Under 0' row is A+. The '0-25' row is A. The '26-55' row is B. The '56-75' row is C. The '76-100' row is D. The '101-125' row is E. The '126-150' row is F. The '151+151' row is G. A green arrow points to the C row, with the text '36 C' next to it. A label 'Net zero CO2' is at the top of the scale.</p>							
How this property compares to others <p>Properties similar to this one could have ratings:</p> <table border="0"> <tr> <td>If newly built</td> <td>32 B</td> </tr> <tr> <td>If typical of the existing stock</td> <td>150 F</td> </tr> </table>				If newly built	32 B	If typical of the existing stock	150 F
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<https://find-energy-certificate.service.gov.uk/energy-certificate/0939-1210-6304-2945-0904?print=true>

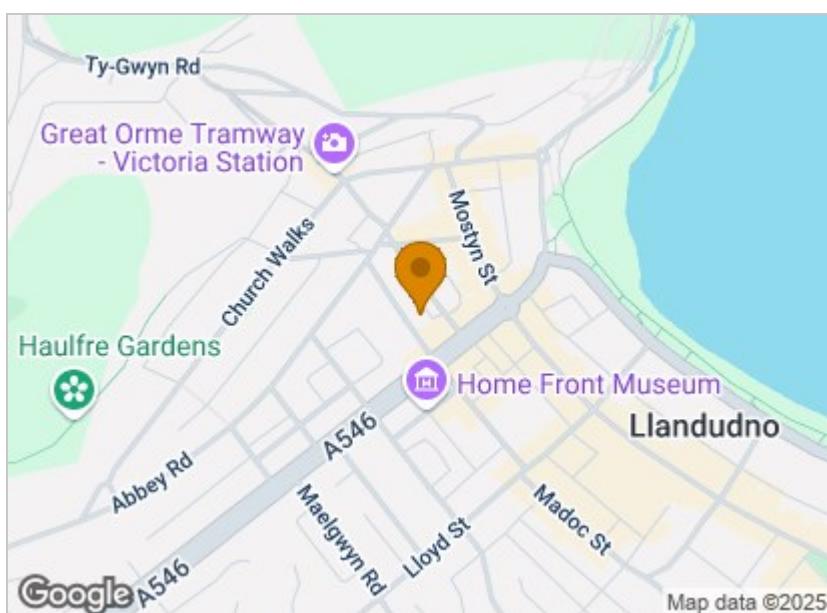
1/2

ENERGY PERFORMANCE CERTIFICATE

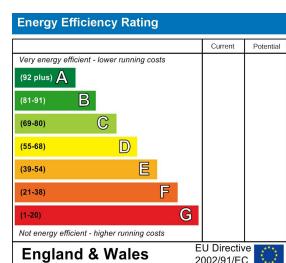


**Bryan Davies
& Associates**

Area Map



Energy Efficiency Graph



Directions

From our Llandudno Office proceed North along Mostyn Street and at the Millennium Clock roundabout turn left onto Gloddaeth Street, 2nd right onto Arvon Avenue and the property is on the right hand side within 30 yards. REF: A498 11/07/24 Rev 04/01/25

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: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

