

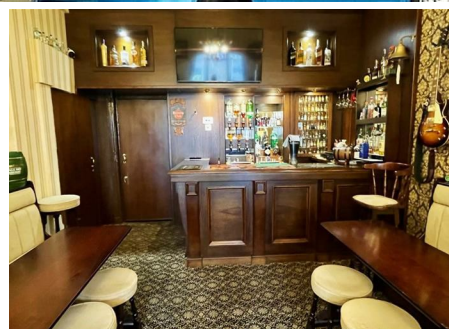
**Bryan Davies  
+ Associates**

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

**AUCTIONEERS  
●  
ESTATE AGENTS**

email: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

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



**Offers Over £400,000**



[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)



THIS BEAUTIFULLY PRESENTED 9 BEDROOMED DOUBLE FRONTED 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:

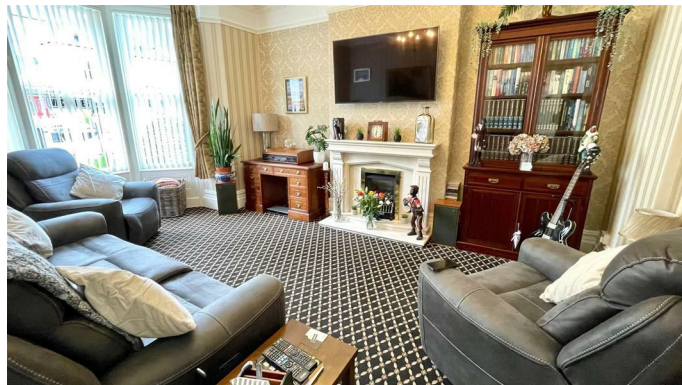
#### HALL

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

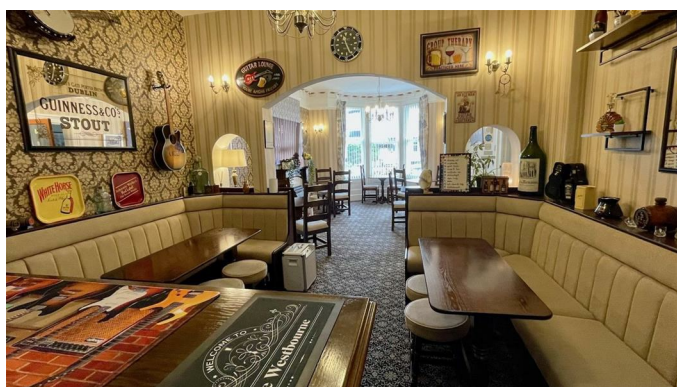


With covers for up to 14 guests, 4 wall light points, fire surround with hearth and display shelf with inset electric coal effect fire, double radiator, decorative coving and cornice, display shelving. Arch through to :

#### 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.

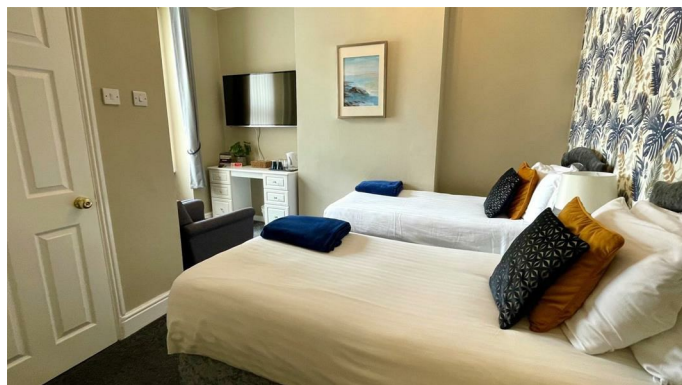
## LARGE EN-SUITE 3 PIECE SHOWER ROOM



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](http://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

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Under 0  
**A+**

0-25  
**A**

26-50  
**B**

51-75  
**C**

76-100  
**D**

101-125  
**E**

126-150  
**F**

Over 150  
**G**

Net zero CO2

58 C

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.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

32 B

If typical of the existing stock

150 F

<https://find-energy-certificate.service.gov.uk/energy-certificate/0939-1210-6304-2945-0904?print=true>

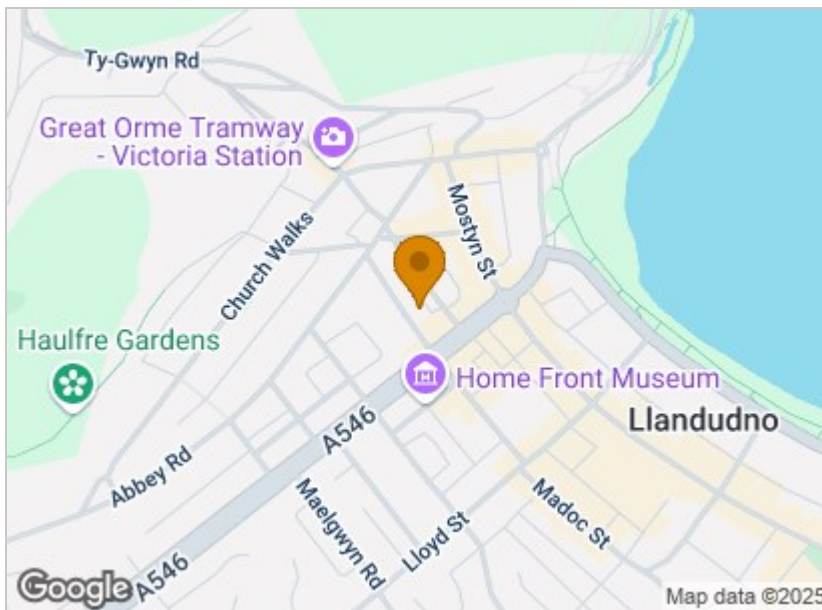
1/2

ENERGY PERFORMANCE CERTIFICATE



Total area: approx. 385.7 sq. metres (4151.9 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## 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](mailto: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.

