

**Bryan Davies  
+ Associates**

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

**AUCTIONEERS  
●  
ESTATE AGENTS**

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

## Amber Court, West Parade, West Shore, Llandudno, Conwy, LL30 2BD



Panoramic views £625,000



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

THIS IS A BEAUTIFUL DETACHED FOUR/FIVE BEDROOM RESIDENCE registered as a Guest House, full of character and original features with panoramic views from the front elevation to the estuary, Snowdonia range and Anglesey, presently used as a small Bed & Breakfast.

The accommodation briefly comprises: porch; reception hall with mahogany staircase; double aspect lounge; separate dining room; sitting room/ground floor bedroom; three piece bathroom; morning room leading through to a fitted kitchen and utility room; and a further ground floor bedroom with en-suite two piece washroom. A staircase leads to spacious first floor landing; three bedrooms with en-suite three piece shower rooms; further bedroom with two piece washroom and a separate bathroom. The property features gas fired central heating and upvc double glazed windows. Outside easily maintained gardens to the front and rear; driveway for off road parking leads to a single car garage.

N.B. A material change of use application would be required to convert back to a residential property.

#### The accommodation comprises:

Side canopied entrance, arch upvc double glazed front door and side lights to:

#### PORCH

Decorative tiled floor, cloaks hanging space, dado rail, coving, leaded coloured glass, front door and sidelights to:

#### RECEPTION HALL

Dado rails, coving, plate racks, understairs storage cupboard, radiator.

#### DOUBLE ASPECT LOUNGE 21'8" x 13'11" (6.61m x 4.25m)



Into upvc double glazed bay window feature marble fireplace and hearth with display mantle and inset gas coal effect fire, decorative niche display with light, two wall light points, decorative covings and cornices with friezes and picture rails, two double radiators.



double aspect double glazed windows with views to the West Shore and Great Orme.

#### DINING ROOM 14'11" x 13'10" (4.55m x 4.24m)



Oak fireplace with display shelf and mantle, marble back and hearth, picture rails, cornices and coving, upvc double glazed with deep display sill, double radiator, views.

#### SITTING ROOM/GROUND FLOOR BEDROOM 13'4" x 10'3" (4.07m x 3.13m)

Plus small bay window, picture rails, cornice, coving, radiator.

#### GROUND FLOOR 3 PIECE BATHROOM

White suite comprising panel bath, pedestal wash hand basin, low flush w.c., wall tiling, radiator, two upvc double glazed windows.

#### DOUBLE ASPECT KITCHEN 13'6" x 11'8" (4.12m x 3.56m)



Fitted range of oak fronted base, wall, drawer and glass fronted display units with under unit lighting and corner display shelves, rolled edge worktops, wall tiling, inset twin stainless steel sinks and mixer taps, integrated double electric oven, four ring gas hob and cooker hood over, upvc double glazed window and southerly aspect, upvc double glazed door to courtyard.

#### MORNING ROOM (off the kitchen) 14'4" x 9'10" (4.39m x 3.01m)

Red brick inglenook with display mantle over gas fire point, built in double storage cupboards with built in drawers, dado rails, picture rails, upvc double glazed with coloured leaded lights, radiator.

#### UTILITY ROOM 10'0" x 9'1" (3.06m x 2.79m)

Base and wall units with single drainer sink unit, wall tiling, upvc double glazed windows, freestanding ground floor 'Potterton' boiler, space for fridge/freezer, upvc double glazed side door, quarry tiled floor, leads through to:

#### GROUND FLOOR BEDROOM 12'11" x 8'9" (3.96m x 2.68m)

Coving, radiator, upvc double glazed windows.

#### EN-SUITE 2 PIECE WASHROOM

Comprising close couple w.c., pedestal wash hand basin, tiled splashback and mirror.

A mahogoney staircase from the hall leads to the:

#### FIRST FLOOR LANDING



With feature recess with downlighter, two coloured leaded glass feature windows, dado rails, coving, radiator.

#### BEDROOM 1 14'8" x 14'3" (4.49m x 4.36m)



Into upvc double glazed bay window with open views, picture rails, double radiator.

#### VIEW FROM BEDROOM 1



### TILED 3 PIECE EN-SUITE SHOWER ROOM



Tiled shower stall with 'Triton' shower, pedestal wash hand basin with mirror and light, close couple w.c., upvc double glazed window.

### DOUBLE ASPECT BEDROOM 2 15'3" x 11'3" (4.67m x 3.43m)



Picture rails, double radiator, double aspect upvc double glazed windows with coloured leaded lights, open views.

### TILED 3 PIECE EN-SUITE SHOWER ROOM



Tiled shower stall with 'Triton' shower, pedestal wash hand basin with mirror and light, close couple w.c., upvc double glazed window.

### BEDROOM 3 14'4" x 10'4" (4.37m x 3.15m)



Picture rails, vanity wash hand basin with splashback and wall light, double radiator, upvc double glazed with coloured lights.

### EN-SUITE BOX ROOM

#### TILED EN-SUITE 2 PIECE SHOWER ROOM

Tiled shower stall with mains shower, extractor, close couple w.c., upvc double glazed window mirror.

### BEDROOM 4 13'9" x 10'9" (4.20m x 3.29m)



Maximum, picture rails, upvc double glazed window with coloured light, radiator.

### TILED EN-SUITE 2 PIECE WASHROOM



With pedestal wash hand basin, mirror and light, close couple w.c., upvc double glazed window.

### TILED 2 PIECE BATHROOM



(for use with Bedroom 4) vanity wash hand basin, display shelf, panel bath with mixer tap and shower attachment, airing cupboard with louvre doors, radiator, upvc double glazed window.

### OUTSIDE

#### FRONT GARDEN

Walled with lawn and circular pavings, decorative chippings, seating areas with views, block paviour driveway to front provides:

#### OFF STREET PARKING

Leading to:

### SINGLE CAR GARAGE



With up and over door, window.

### REAR WALLED COURTYARD

Flower beds, timber shed, seating areas and rear pedestrian access.

### TENURE

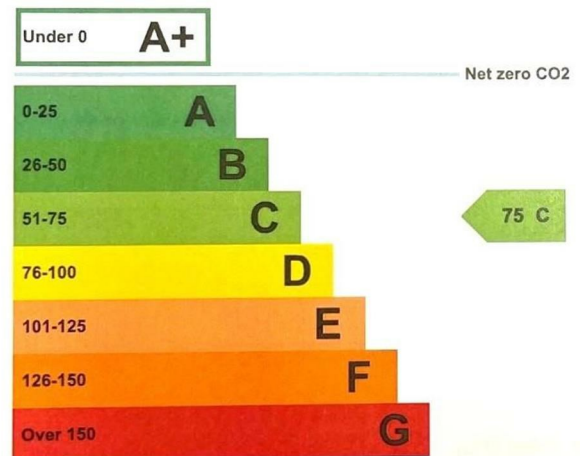
The property is held on a Freehold tenure.

### COUNCIL TAX

Is "G" obtained via [www.conwy.gov.uk](http://www.conwy.gov.uk)

### ENERGY PERFORMANCE CERTIFICATE

This property's current energy rating is 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.

## Ground Floor

Approx. 120.8 sq. metres (1300.8 sq. feet)



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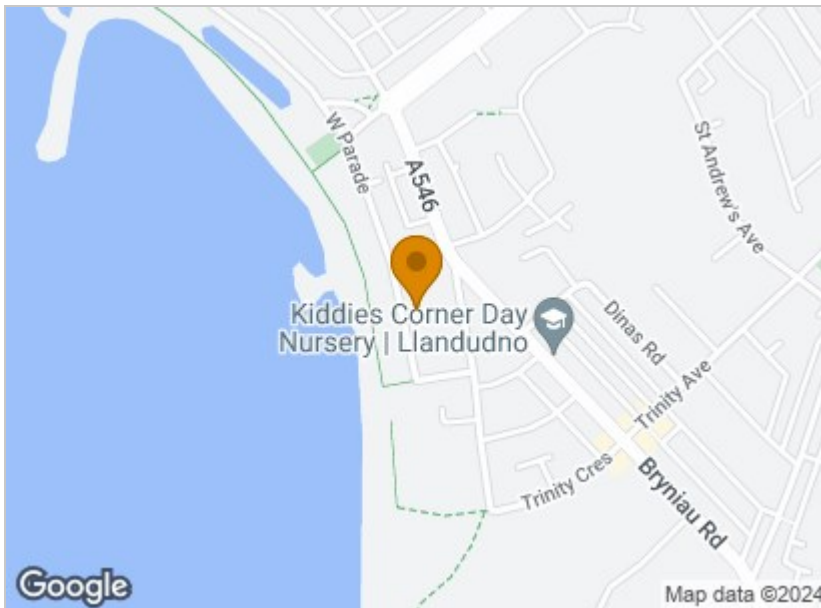
## First Floor

Approx. 109.0 sq. metres (1173.0 sq. feet)

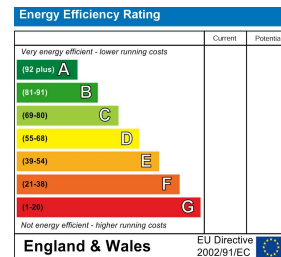


Total area: approx. 229.8 sq. metres (2473.8 sq. feet)

## Area Map



## Energy Efficiency Graph



## Directions

From our Llandudno office, proceed north on Mostyn Street, first left onto Trinity Square, through the traffic lights into Trinity Avenue and continue along the road, at the bollards cross onto Trinity Crescent, follow the road round to the right and first left into Dale Road, right again into West Parade and the property can be viewed on the right hand side within 150 yards. A45 07/06/22 Rev 12/10/23

**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.

