

**Bryan Davies
+ Associates**

4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125

AUCTIONEERS
●
ESTATE AGENTS

email: llandudno@bdahomesales.co.uk

Morlea Guest House, 13 Deganwy Avenue, Llandudno, Conwy, LL30 2YB



£395,000



www.bdahomesales.co.uk

THIS IS A VERY NICELY PRESENTED AND UPDATED TOWN CENTRE GUEST HOUSE within easy reach of all amenities.

WALES TOURIST BOARD 3 STAR ACCOMMODATION
SIX BEDROOMS - ALL WITH EN-SUITE
COLOUR TVs, TEA & COFFEE MAKING FACILITIES
GAS FIRED CENTRAL HEATING
UPVC DOUBLE GLAZED WINDOWS
FURNISHED & EQUIPPED AS A GOING CONCERN - (SUBJECT TO AN INVENTORY)
OWNERS CURRENTLY OCCUPY THE WHOLE OF THE GROUND FLOOR
BREAKFASTS ARE DELIVERED TO ALL GUEST ROOMS
ONE RECEPTION ROOM CAN EASILY BE CHANGED BACK TO GUEST DINING ROOM IF PREFERRED
PARKING FOR THREE TO SIX CARS DEPENDANT ON SIZE

THERE IS A VIDEO TOUR ONLINE FOR THIS PROPERTY

The accommodation comprises:

Double glazed front door to:

RECEPTION HALL

Tiled floor and laminate flooring, double radiator, under stairs Reception area.

OWNERS ACCOMMODATION

LOUNGE



With upvc double glazed bay window, laminate flooring, sliding door to:

DINING ROOM



Laminate flooring

MORNING ROOM



Double opening french doors to enclosed side courtyard / seating area with outside light, oak effect flooring.

KITCHEN



Tiled floor furnished and equipped as a going concern.

DOUBLE BEDROOM



With fitted wardrobes

EN-SUITE 3 PIECE SHOWER ROOM

UTILITY FREEZER ROOM

Small courtyard / rear access.

A staircase from the reception leads to:

¼ Landing

3-PIECE SHOWER ROOM FOR OWNER USE

3-PIECE BATHROOM FOR OWNERS USE

LINEN STORE AND AIRING CUPBOARD

With hot water tank and boiler.

FIRST FLOOR LANDING

BEDROOM 1



Double

PHOTO OF BEDROOM 2



BEDROOM 2 EN-SUITE



EN-SUITE 3-PIECE SHOWER ROOM

BEDROOM 2 - SUITE



BEDROOM 4



Double

Family room, double and single



EN-SUITE 3-PIECE SHOWER ROOM

BEDROOM 5 - SUITE

Comprising double bed, sitting room, En-suite 3 piece shower room.



EN-SUITE 3-PIECE SHOWER ROOM



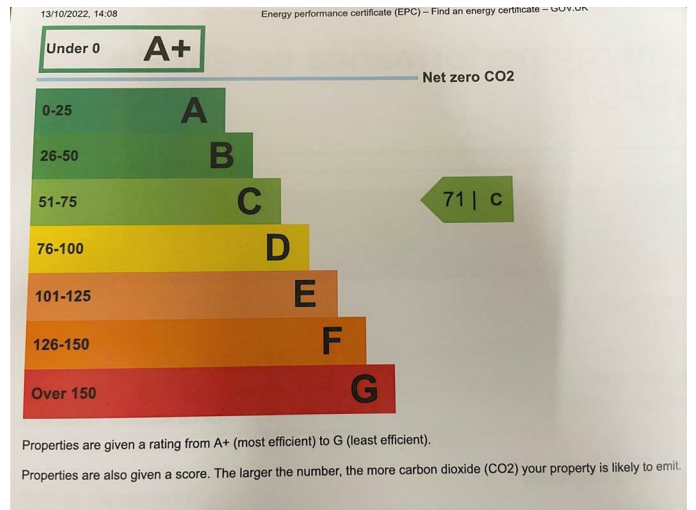
SITTING/DINING/BEDROOM 5 SUITE

TENURE
FREEHOLD

COUNCIL TAX BAND
Is "A" obtained from www.conwy.gov.uk

BUSINESS RATES
- RATEABLE VALUE - £3,600

COMMERCIAL ENERGY PERFORMANCE CERTIFICATE

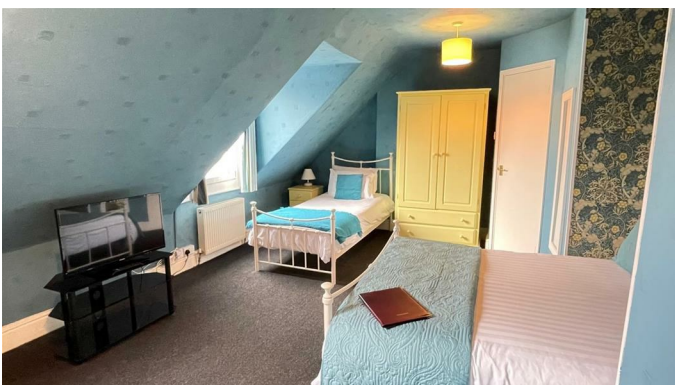


TOP FLOOR LANDING
Velux double glazed skylight window.

BEDROOM 7
Double.

EN-SUITE 3-PIECE SHOWER ROOM

BEDROOM 8

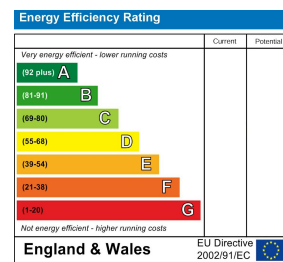


Triple.

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed north along Mostyn Street, at the HSBC Bank turn left onto Lloyd Street, 3rd turning on the right into Deganwy Avenue and the property is on the right hand side within 100 yards. Ref: A80 23/08/22 13/10/22

We will be pleased to arrange a viewing of this Home

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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.

