

**Bryan Davies  
+ Associates**

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AUCTIONEERS  
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## Capri Guest House, 70 Church Walks, Llandudno, Conwy, LL30 2HG



Offers Over £425,000

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

THIS GORGEOUS 10 BEDROOMED GUEST HOUSE IS SITUATED AT THE FOOT OF THE GREAT ORME and is steeped in history and was the original Town Hall in 1854 - 1902, close to all Llandudno amenities and within 200 yards of the Promenade and Great Orme Tram Station, full of original character and well worthy of internal inspection.

4 STAR RATED 2022

10 BEDROOMS - ALL EN-SUITE

SEPARATE OWNER'S SITTING ROOM/KITCHEN

7 BEDROOMS USED FOR GUEST HOUSE + 3 FOR THE OWNERS AT PRESENT

TEA AND COFFEE MAKING FACILITIES, COLOUR TV'S AND FRIDGES

GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZED WINDOWS

PARKING TO REAR FOR 3 CARS

FURNISHED AND EQUIPPED AS A GOING CONCERN (SUBJECT TO INVENTORY)

OPEN 6 - 7 MONTHS OF THE YEAR

EPC=C

WELL WORTHY OF INTERNAL INSPECTION

The accommodation comprises:-

ARCHED DOORWAY

GLAZED FRONT DOOR

To:-

PORCH

Decorative tiled floor, wall tiling, coving, inner glazed door to:-

RECEPTION HALL



Dado rails, coving, wood effect flooring, double radiator

## RECEPTION/GUEST LOUNGE



With decorative Triplex style stove with display mantle over, dado rails, coving, cornices, reception desk, dado rail, display shelf, 2 double radiators.

## DINING ROOM



With covers for up to 18 guests, Mahogany effect fire surround with tiled hearth and inset coal effect fire, 6 wall light points, display recess with display lighting and shelving, double storage cupboard below, upvc double glazed windows, access door through to kitchen/inner hall with double ovens and stove.



## INNER HALL

Doorway and staircase down to cellar/storage room, doorway through to reception room.

## KITCHEN



Re-fitted base, wall and drawer units and appliances. Furnished and equipped subject to inventory, 3 double glazed windows and upvc double glazed door to rear courtyard.

A pitch pine staircase from the Reception Hall leads to:-

### ¼ Landing

Inner landing with velux double glazed skylight windows, radiator.

### TILED 2-PIECE WASHROOM

Upvc double glazed window, radiator, tile effect flooring.

### FIRST FLOOR LANDING

Built-in double linen storage cupboards, coving, double radiator, upvc double glazed Fire Exit Door to fire escape.

### BEDROOM 1 (TWIN)



Tea and coffee facilities, colour t.v, fridge, radiator, upvc double glazed window to front.

### EN-SUITE TILED 3-PIECE SHOWER ROOM



Heated towel rail, extractor.

### BEDROOM 2 (DOUBLE)



Tea and coffee facilities, colour t.v, fridge, radiator, upvc double glazed window to

### EN-SUITE 3-PIECE SHOWER ROOM



Heated towel rail, extractor.

### BEDROOM 3 (FAMILY ROOM)



Tea and coffee facilities, colour t.v, fridge, radiator, upvc double glazed window.

### EN-SUITE 3-PIECE SHOWER ROOM



Heated towel rail, extractor.

## SECOND FLOOR LANDING

### BEDROOM 4 (DOUBLE)



Tea and coffee facilities, colour t.v, fridge, radiator, upvc double glazed window with views to the front.

### EN-SUITE 3-PIECE SHOWER ROOM



Heated towel rail, extractor.

### BEDROOM 5 (DOUBLE)



Tea and coffee facilities, colour t.v, fridge, radiator, upvc double glazed window to front with views

## EN-SUITE TILED 3-PIECE SHOWER ROOM



Extractor.

### BEDROOM 5A (DOUBLE)



Tea and coffee facilities, colour t.v, fridge, radiator, upvc double glazed window to rear and upvc double glazed Fire Exit Door.

### EN-SUITE 3-PIECE BATHROOM



With plastic wall cladding, extractor, towel rail.

### BEDROOM 6 (DOUBLE)



Tea and coffee facilities, colour t.v, fridge, vanity wash hand basin with mirror and light, radiator, upvc double glazed window to the rear, decorative fire surround.

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

Extractor, towel rail.

TOP FLOOR IS USED BY OWNERS AT PRESENT

#### THIRD FLOOR LANDING

Linen storage, access to roof space, built-in storage cupboard, upvc double glazed Fire Exit Door.

#### BEDROOM 7 (DOUBLE)



Upvc double glazed window to front with views, radiator.

#### EN-SUITE TILED 3-PIECE SHOWER ROOM

Heated towel rail, extractor.

#### BEDROOM 8 (DOUBLE)

Upvc double glazed window to front with views, radiator.

#### EN-SUITE TILED 3-PIECE SHOWER ROOM

Heated towel rail, extractor.

#### BEDROOM 9 (DOUBLE)

Double glazed window to rear, radiator.

#### EN-SUITE TILED 3-PIECE SHOWER ROOM

Heated towel rail, extractor.

SEPARATE SELF CONTAINED FURTHER OWNER'S ACCOMMODATION ON THE FIRST FLOOR LEVEL WHICH INCLUDES A 3-PIECE BATHROOM

#### OPEN PLAN KITCHEN/SITTING ROOM



#### MODERN KITCHEN

With base, wall and drawer units, sparkle worktops, storage.

#### SITTING AREA

With built-in storage cupboards and double opening patio doors to rear garden, double radiator, double glazed door to rear terrace.

#### 3-PIECE TILED BATHROOM

Upvc double glazed window, towel rail, built-in cupboard.

#### OUTSIDE

#### FRONT GARDEN

Landscaped and paved.

#### TERRACED REAR GARDEN

With brick pavements, outside w.c, and laundry room.

#### PARKING FOR 3 CARS



#### TENURE - FREEHOLD

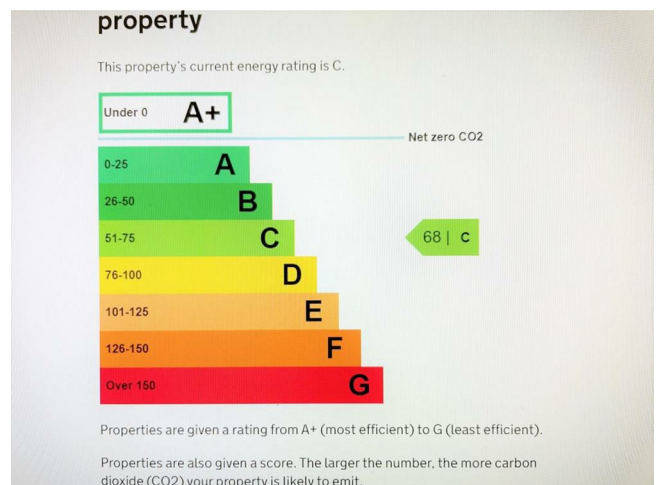
#### COUNCIL TAX BAND

For the owners accommodation is 'C' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

#### BUSINESS RATES

Is £6,500 for 2024/25

#### ENERGY PERFORMANCE CERTIFICATE





### Area Map



### Energy Efficiency Graph

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

### Directions

From our office proceed north along Mostyn Street, at the roundabout with the Millenium clock proceed onto Upper Mostyn Street, at the top of the road turn left by the emprise Hotel and the property is on the right hand side within 50 yards. Ref: A166 09/02/23 REV 09/07/24

**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.

