

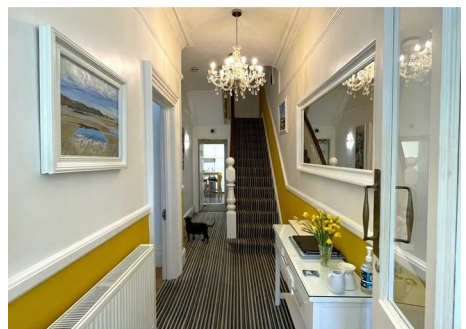
**Bryan Davies  
+ Associates**

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AUCTIONEERS  
●  
ESTATE AGENTS

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## Audley Guest House, 6 Arvon Avenue, Llandudno, Conwy, LL30 2DY



£350,000



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

THIS BEAUTIFULLY PRESENTED THREE STOREY PROPERTY HAS BEEN RUN BY THE PRESENT OWNER SINCE 2017 AS A SMALL GUEST HOUSE and is situated in the Town Centre and provides 7 bedrooms all with en-suite facilities, plus owners' bedroom and sitting room.

FURNISHED & EQUIPPED SUBJECT TO INVENTORY  
GAS CENTRAL HEATING  
PARTIAL UPVC DOUBLE GLAZING  
7 LETTING ROOMS - 7 FULL EN-SUITES  
PLUS PRIVATE BEDROOM & LOUNGE FOR THE OWNERS

INTERNAL INSPECTION HIGHLY RECOMMENDED

The Accommodation Comprises:-

COVERED ENTRANCE

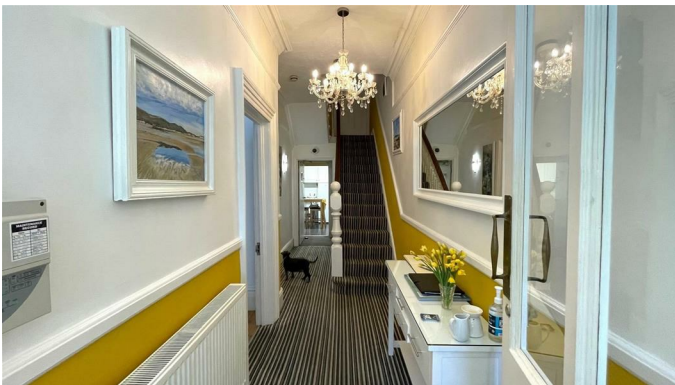
Glazed leaded FRONT DOOR

And sidelights to:-

PORCH

Dado rail, picture rail, covered ceiling, wall light point, double radiator.

RECEPTION HALL



Dado rail, picture rail, covered ceiling, wall light point, double radiator.

OWNER'S LOUNGE



With bay window, tiled fireplace and hearth, TV point, picture rail, decorative coved ceiling and centre ceiling rose, double radiator.

VISITORS' DINING ROOM



With seating and covers for up to 10 visitors, dado and picture rail, coved ceiling, ceiling rose, 2 wall light points, 2 radiators.

INNER HALL

With under stairs storage/reception area and telephone point.

KITCHEN



With fitted base, wall and drawer units with rounded worktops, 1½ bowl sink unit with mixer tap, wall and floor tiling, corner wash hand basin and upvc double glazed window (equipped subject to inventory).

A pitch pine staircase from the Reception Hall leads to:

¾ LANDING

With wall light point.

BEDROOM 1

(Not presently in use)

EN-SUITE 2-PIECE BATHROOM

FIRST FLOOR LANDING

Radiator.

## BEDROOM 2 - KING



With tea and coffee facilities, colour TV, double radiator.

### EN-SUITE 3 PIECE SHOWER ROOM

With shaver light and extractor fan.

## BEDROOM 3 - KING

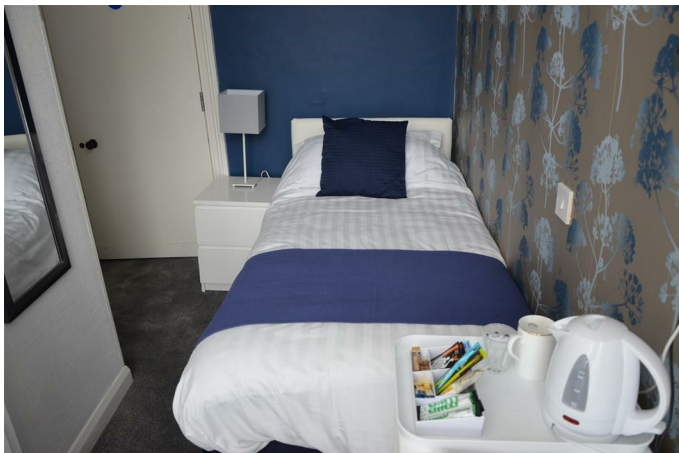


With tea and coffee facilities, colour TV, double radiator, bay window.

### EN-SUITE 3 PIECE SHOWER ROOM

With shaver light, extractor fan.

## BEDROOM 4 - SINGLE



With tea and coffee facilities, colour TV, radiator.

### EN-SUITE 3 PIECE SHOWER ROOM

With shaver light, extractor fan.

A staircase from the First Floor Landing leads to:

### ¼ LANDING

Linen storage and shelving, extractor fan, upvc double glazed window.

### EXTRA 2-PIECE BATHROOM

### EXTRA LOW FLUSH W.C.

With upvc double glazed window.

### SECOND FLOOR LANDING

Storage cupboard, radiator.

## BEDROOM 5 - KING



With tea and coffee facilities, colour TV, radiator.

### EN-SUITE 3 PIECE SHOWER ROOM

With shaver light, extractor fan.

## BEDROOM 6 - KING



With tea and coffee facilities, colour TV.

### EN-SUITE 3 PIECE SHOWER ROOM

With shaver light, extractor fan.

## BEDROOM 7 - SINGLE



With tea and coffee facilities.

## EN-SUITE 3 PIECE SHOWER ROOM

With shaver point and extractor fan.

## OWNER ACCOMMODATION

Accessed from the kitchen and briefly comprises:

## OWNERS' SITTING ROOM

(currently used as a Bedroom) - fire, wall light point, coved ceiling, 2 double radiators. upvc double glazed window.

## UTILITY ROOM

With plumbing for automatic washing machine, space for dryer, upvc double glazed door to rear courtyard and second access door to pedestrian access to the back of Bodhyfryd Lane.

## EN-SUITE LOW-FLUSH W.C.

Double radiator.

A staircase from the Owners' Sitting Room leads to the:

## OWNERS' DOUBLE BEDROOM



With corner shower stall and wash hand basin with tiled splashback, extractor fan, double radiator, upvc double glazed window.

## OUTSIDE - SEATING TO THE FRONT



## REAR COURTYARD

With timber shed and storage cupboard with light and power connected.

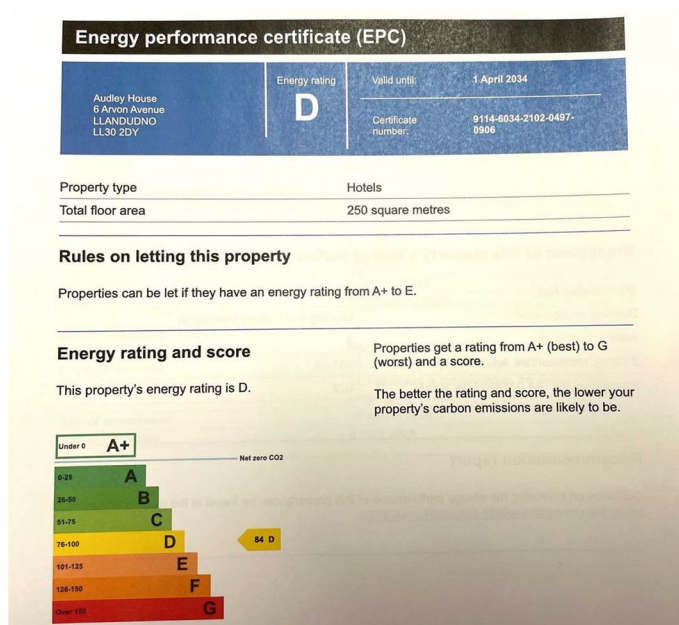
## TENURE

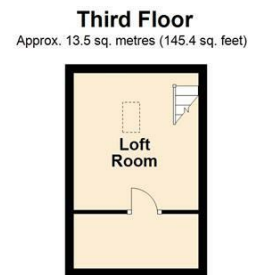
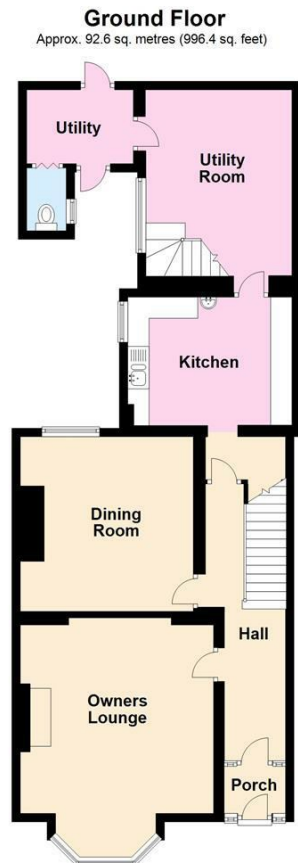
The property is held on a FREEHOLD tenure.

## COUNCIL TAX BAND

Is 'F' obtained from [www.conwy.gov.uk](http://www.conwy.gov.uk)

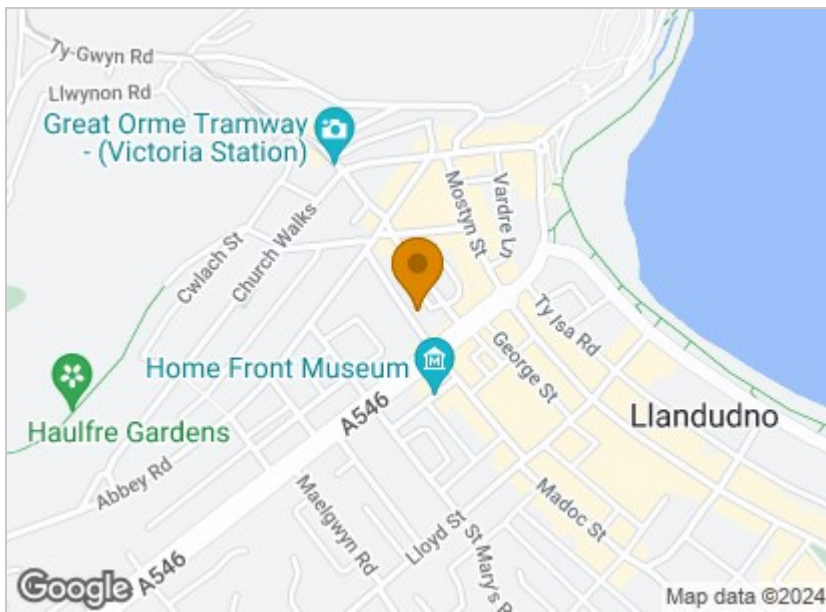
## COMMERCIAL ENERGY PERFORMANCE CERTIFICATE





Total area: approx. 262.9 sq. metres (2830.0 sq. feet)

**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 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: A409 05/03/24 Rev 03/04/24

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.

