

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
LL30 2PS
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**AUCTIONEERS
●
ESTATE AGENTS**

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Glenavon Guest House, 27 St Marys Road, Llandudno, Conwy, LL30 2UB



Offers Over £400,000



www.bdahomesales.co.uk

THIS BEAUTIFULLY PRESENTED 7 BEDROOM GUEST HOUSE HAS BEEN RUN BY THE PRESENT OWNERS SINCE 2017, SITUATED IN THE TOWN CENTRE CLOSE TO ALL LOCAL AMENITIES AND THE PROMENADE.

FURNISHED & EQUIPPED SUBJECT TO INVENTORY
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
7 LETTING ROOMS - 7 FULL EN-SUITES
PLUS PRIVATE OWNERS BEDROOM, LOUNGE AND SHOWER ROOM

RATED 9.5 ON BOOKING.COM AND 9.8 ON HOTELS.COM
INTERNAL INSPECTION THOROUGHLY RECOMMENDED

The Accommodation Comprises:-

OPEN PORCH

FRONT DOOR TO:

ENCLOSED PORCH

Inner door to:

RECEPTION HALL



Double glazed Upvc window, radiator, spindle staircase to first floor, under stairs storage.

GUEST DINING ROOM 1 16'4" x 13'10" (4.98m x 4.24m)



Double aspect room, double glazed upvc windows, radiator, door to pantry.

GUEST DINING ROOM 2 16'4" x 14'9" (4.98m x 4.5m)



Double glazed upvc bay window, radiator, feature fireplace with gas fire inset, plate rail and original coving.

PRIVATE OWNERS SITTING ROOM 12'7" x 13'1" (3.84m x 4.01m)



Radiator, built-in cupboard and door to kitchen.

KITCHEN 7'10" x 20'11" (2.41m x 6.38m)



Fitted with a range of wall, base and drawer units with work surfaces over, stainless steel 1½ bowl sink with mixer tap, tiled splashbacks, range oven with stainless steel extractor hood over, space for dishwasher, upvc double glazed door opening onto the garden, double glazed upvc window, wall mounted 'Ideal' combination gas boiler, spotlights to ceiling, door to pantry and door to shower room.

PANTRY 9'4" x 5'4" (2.87m x 1.63m)

Two double glazed upvc windows to rear and side aspects overlooking the garden and space for fridge/freezer.

OWNERS MODERN 3 PIECE SHOWER ROOM



Shower enclosure with electric shower, wash hand basin, wc, double glazed upvc window, radiator, tiled walls and door to:

OWNERS BEDROOM



Double glazed doors opening onto the garden and electric heater, built in wardrobe.

FIRST FLOOR LANDING

GUEST ROOM 1 (DOUBLE) 14'6" x 12'1" (4.42m x 3.7m)



Double glazed upvc window, radiator, interlinking door to room 2 for use as a family room if required.

EN-SUITE 3 PIECE SHOWER ROOM



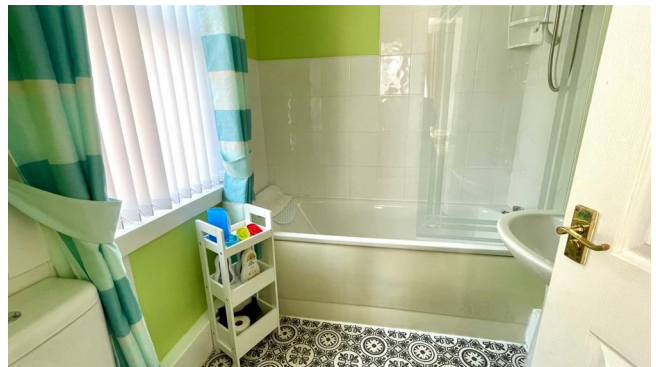
Low level wc, single shower enclosure with electric shower, wash hand basin, tiled walls and extractor fan.

GUEST ROOM 2 (TWIN)



Double glazed upvc window, radiator and door to:

EN-SUITE 3 PIECE BATHROOM



Low level wc, panelled bath with electric shower over, wash hand basin, double glazed upvc window with obscured glass, part tiled walls.

GUEST ROOM 3 (DOUBLE) 10'7" x 14'9" (3.23m x 4.5m)

Double glazed upvc window, radiator.

EN-SUITE 3 PIECE SHOWER ROOM

Low level wc, single shower enclosure with mains shower, wash hand basin, extractor fan and tiled splash backs.

GUEST ROOM 4 (DOUBLE) 12'11" x 14'5" (3.94m x 4.4m)

Double glazed upvc window, radiator.

EN-SUITE 3 PIECE SHOWER ROOM

Low level wc, corner shower enclosure with mains

shower, wash hand basin, extractor fan and part tiled walls.

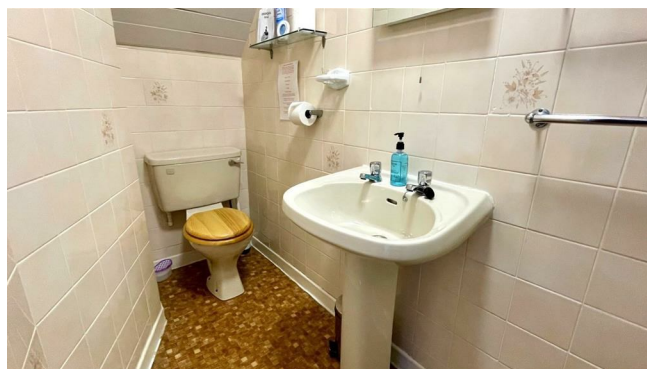
SECOND FLOOR LANDING

GUEST ROOM 5 (SINGLE) 10'5" x 10'9" (3.18m x 3.28m)



Double glazed upvc window, radiator.

EN-SUITE 3 PIECE SHOWER ROOM



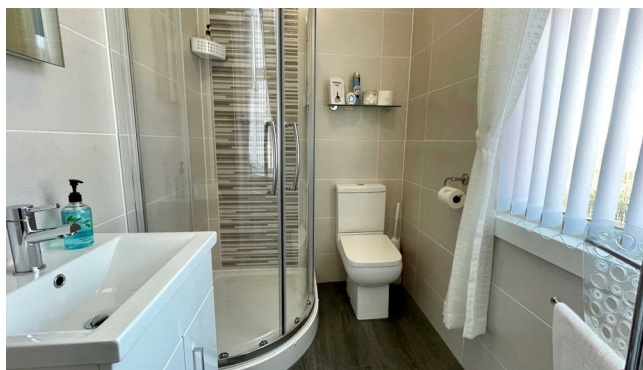
Low level wc, single shower enclosure with mains shower, wash hand basin, extractor fan and part tiled walls.

GUEST ROOM 6 (TWIN) 10'5" x 13'9" (3.18m x 4.2m)



Double glazed upvc window, radiator

EN-SUITE 3 PIECE SHOWER ROOM



Low level wc, corner shower enclosure with mains shower, wash hand basin, extractor fan. double glazed upvc window with obscure glass to side aspect and part tiled walls.

GUEST ROOM 7 (DOUBLE) 12'11" x 12'11" (3.94m x 3.94m)



Double glazed upvc window, radiator and door to:

EN-SUITE 3 PIECE BATHROOM



Low level wc, panelled bath with electric shower over, wash hand basin, extractor fan and part tiled walls.

OUTSIDE

FRONT GARDEN

Lawn garden to front with planted borders, walled boundary, driveway providing off road parking for several cars.

REAR GARDEN



Enclosed garden to rear mainly laid to lawn with patio seating area, planted borders, walled boundary and gated access.



LAUNDRY

Accessed externally, space for washing machine, dryer and fridge/freezer.

TENURE

The property is held on a LEASEHOLD tenure over 999 years from 25th Dec 1905.

COUNCIL TAX

Rateable value £3850.

Council tax is band 'B' as obtained from www.conwy.gov.uk

The property benefits from small business rate relief so no business rates payable.

CHARGES

Ground rent is £8.00 payable in arrears half yearly in June and December.

Part Insurance through Mostyn Estates for 24th June 2025-23rd June 2026 is £520.36 per annum. Total is approximately £1,275.00.

COMMERCIAL ENERGY PERFORMANCE CERTIFICATE

Energy performance certificate (EPC)

27 St Mary's Road
LLANDUDNO
LL30 2UB

Energy rating
C

Valid until: 28 June 2035

Certificate number: 2511-3035-3102-0426-0602

Property type: Hotels

Total floor area: 274 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.

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.

Under 0 A+ 1-25 A 26-35 B 36-50 C 51-75 D 76-100 E 101-125 F 126-150 G Over 150

Net zero CO2

61 C

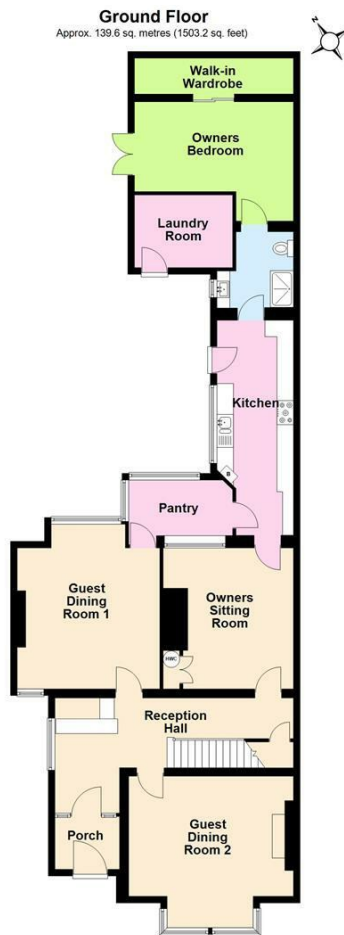
How this property compares to others

Properties similar to this one could have ratings:

If newly built: 32 B

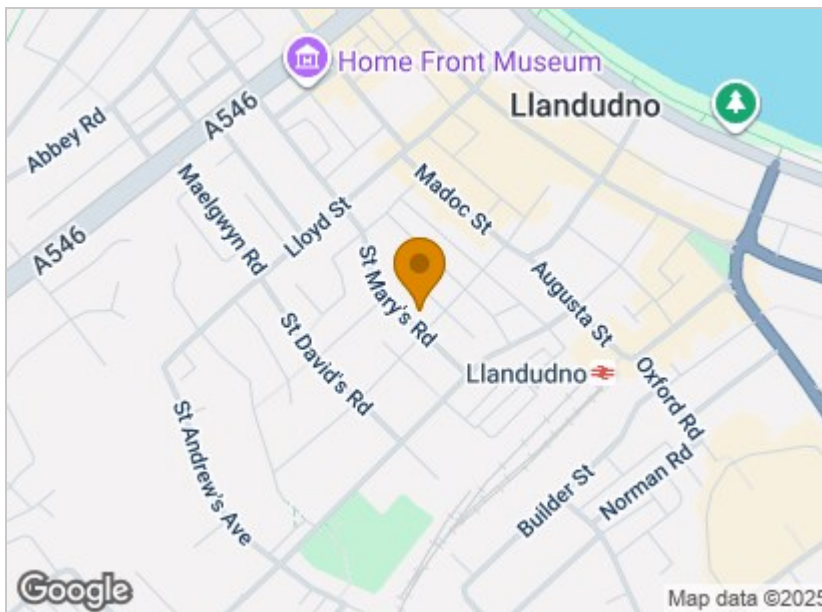
If typical of the existing stock: 148 F

find-energy-certificate.service.gov.uk/energy-certificate/2511-3035-3102-0426-0602?print=true

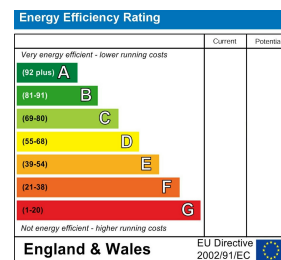


Total area: approx. 280.6 sq. metres (3020.0 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed North along Mostyn Street, turn first left onto Trinity Square, through the traffic lights onto Trinity Avenue, take the 3rd turning on the right into St Mary's Road and the property can be viewed on the right hand side within 200 yards. Ref A728 12/06/2025 Rev 01/07/25

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: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

