



## Stratford House 8 Craig Y Don

Llandudno LL30 1BG

£530,000

A successful, beautifully presented 4 star AA Gold Guest House premises situated in a premier seafront setting on the outskirts of Llandudno.

This immaculately and highly successful business is one of the most attractive and well maintained Bed & Breakfast premises in the area.

The property offers 9 luxury, en-suite guest accommodation together with spacious self-contained owners accommodation which has its own entrance and garden area.

The property is available for immediate trading to include forward bookings, fully furnished and a long established business with repeat customers.

Located in a convenient level position close to Venue Cymru and the village centre of Craig Y Don. A superb business and lifestyle opportunity.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>





## Location

Located in Craig Y Don on the outskirts of the Victorian town of Llandudno overlooking the seafront and within close proximity of Venue Cymru which provides a steady flow of customers all year round.

A superb beautifully presented property with the benefit of uPVC double glazing and gas fired central heating which is zoned for different areas. The property benefits from excellent owners accommodation at lower ground floor level providing its own bedrooms, dining kitchen, lounge, bathroom and linen/laundry area. The owners accommodation has its own private garden and patio area and also at the present has a licence for parking on a rental basis at the rear of the property.

The property itself offers excellent luxury en-suite accommodation with all rooms having the benefit of modern facilities, tea and coffee provision, TV & CD player to guest bedrooms. The front bedrooms all have superb sea views extending towards the Great Orme and the pier.

The business and turnover has been significantly increased by the current owners over the last 12 months.

The Accommodation Affords  
(approximate measurements only):

### GROUND FLOOR

Entrance Vestibule:  
Leading to:

Reception Hall:  
Reception desk and turn balustrade staircase leading off to first floor level.



**Dining Room:**

16'2" x 13'6" (4.94m x 4.14m)

Large bay window to front with views, covers for 18; coved ceiling; double panelled radiator.

**Guest House Kitchen:**

11'0" x 12'1" (3.36m x 3.7m)

Fitted range of base units and complementary worktops; inset sink and drainers; integrated cooking range with built-in canopy and extractor; wash hand basin; recess for fridge freezer. Built-in larder room. The kitchen comes fully equipped for the Guest House premises.

**Bedroom No 1:**

14'10" x 10" + 5'3" x 5'9" (4.52m x 3.05m + 1.60m x 1.75m)

(L-Shaped). Double e-suite overlooking rear of property. uPVC double glazed windows.

Staircase leading up to:

**FIRST FLOOR LEVEL**

**Spacious Landing:**

Refrigerated honesty station located on landing.



**Bedroom No 2:**

13'7" x 12'2" (4.15m x 3.72m)

Double en-suite; bay window overlooking front.

**Bedroom No 3:**

15'6" x 11'8" (4.74m x 3.58m)

Double en-suite; overlooking rear.

**Bedroom No 4:**

15'5" x 11'1" (4.71m x 3.39m)

Double en-suite; overlooking rear.

**Bedroom No 5:**

13'8" x 10'9" + 6'5" x 7'5" (4.17m x 3.28m + 1.96m x 2.27m)

Double en-suite; overlooking front.

Staircase leading to:

**SECOND FLOOR**

**Landing:**

Large walk-in store cupboard; door leading up to boarded attic room.



**Bedroom No 6:**

13'9" x 11'1" (4.2m x 3.4m)

Double en-suite; overlooking rear of property.

**Bedroom No 7:**

4.75m x 3.59m

Double; en-suite; overlooking

**Bedroom No 8:**

10'2" x 13'8" (3.12m x 4.18m)

Double en-suite; sea views to front.

**Bedroom No 9:**

13'8" x 12'5" (4.17m x 3.8m)

Twin en-suite; overlooking rear.

From main reception hall, enclosed staircase leads down to:

**Private Owner's Accommodation**

**LOWER GROUND FLOOR**

**Hallway:**



**Office:**  
5'10" x 5'5" (1.8m x 1.67m)

**Lounge:**  
15'0" x 11'8" (4.59m x 3.56m)  
uPVC double glazed window to rear; coved ceiling;  
radiator; log effect electric fire; TV point.

**Inner Passage & Store:**  
13'0" x 7'2" (3.97m x 2.19m)  
Fitted base and wall cupboards; tiled floor; wall tiling;  
uPVC double glazed door and window to rear courtyard.

**Bathroom:**  
Three piece suite comprising Jacuzzi bath, low level WC  
and pedestal wash hand basin with mixer tap; ladder style  
towel rail.

**Kitchen Diner:**  
16'11" x 11'8" (5.18m x 3.57m)  
Fitted range of modern base and wall units with  
complementary worktops; integrated appliances; central  
island and breakfast bar; uPVC double glazed French  
windows at rear section leading onto garden.

**Inner Passage & Linen Room:**  
Range of shelving and wall mounted Vaillant central  
heating boiler; plumbing for automatic washing machines.

Sliding uPVC double glazed door leading to:

**One Large Bedroom/ Bedroom No 3:**  
10'11" x 10'11" (3.34m x 3.34m)  
Which has been sectioned into two smaller with internal  
glass partition, this could be removed and reverted back to  
one bedroom if required. uPVC double glazed window to  
rear.

From lower ground floor hallway access leading to:

**Bedroom No 2:**  
10'8" x 7'5" (3.27m x 2.28m)

**Rear Hallway:**  
20'4" x 7'0" (6.21m x 2.15m)  
Currently used as storage and over-spill sitting/bedroom  
accommodation with doorway leading to:

**Rear Entrance Porch:**  
Leading to storeroom and outside.

**Bedroom No 1:**  
14'7" x 12'6" (4.47m x 3.83m)  
Plus bay window to front elevation.

**Outside:**  
Enclosed rear garden mainly grassed with garden store  
shed and flagged patio area. Doorway with covered  
passageway leading to rear service lane. The current  
owners have an arrangement to rent a parking space at  
the rear of the property and this may continue for the new  
purchaser moving forward.

**Business:**  
This is a long established Guest House premises which  
has been in operation for many years but the current  
owners have been here for 18 months and have  
successfully built up the business and increased turnover  
immensely. Full accounts will be available to bonafide  
purchaser after viewing.

**VAT:**  
The current owners are trading over the vat threshold.





Tenure:  
Freehold.

**Viewing:**

Strictly by appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)


**Directions:**

From Llandudno continue along the seafront towards Craig Y Don passing Dylans restaurant on the right hand side, continue to Bodafon fields and the property will be viewing on the right hand side overlooking the seafront.

**Proof of Identity:**

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



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



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