



## Cleave Court

Llandudno LL30 2YY

£465,000

A substantial, well presented Guest House located in a convenient setting close to Llandudno town centre.

This successful, long established business offers superb 5 letting bedrooms over three floors together with 3 private owners bedrooms, character features are retained throughout and letting bedrooms have en- suite facilities.

The property occupies a prominent corner setting with attractive garden and large level hardstanding providing off road parking. The property also has secure storage for guests with outdoor gear and bikes.

convenient setting for walking into the town centre shops and restaurant, also accessible to both North shore and West shore beaches.

Viewing Highly Recommended



Tel: 01492 555500

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





## Location

Central location close to the town centre in a quiet residential area with close proximity to restaurants, shops, promenade and the Great Orme.

Llandudno is a superb holiday destination and renowned as the Queen of coastal resorts.

The Accommodation Affords  
(approximate measurements only):

Ground Floor:

Front entrance porch with Minton tiled floor.

Reception Hall:

11'8" x 13'10" (3.58m x 4.24m)

Feature balustrade turn staircase with large leaded & stained window above; understairs storage area; radiator.

Dining Room:

18'8" x 14'2" (5.7m x 4.32m)

Extending into large bay window at front; feature fireplace with window to either side; affording 10 covers with ample spacing.

Guest Lounge:

11'9" x 11'8" (3.59m x 3.56m)

Feature fireplace surround; uPVC double glazed window to front; picture rail & coving; radiator.



**Private Rear Accommodation:**

With door from from reception hall.

**Dining Room:**

13'9" x 12'6" (4.2m x 3.82m)

uPVC double glazed window; radiator; picture rail & coving; twin 15 unit glazed doors to.

**Lounge:**

17'11" x 12'8" (5.48m x 3.88m)

Fireplace surround; radiator; picture rail & coving; uPVC double glazed window to side; T.V & telephone point: two radiators.

**Cloakroom:**

Low level W.C; vanity wash basin; recess for cloaks.

**Preparation Area:**

9'0" x 7'8" (2.76m x 2.34m)

Single drainer; space for fridge; plumbing for washing machine; radiator.

**Kitchen:**

10'10" x 13'5" (3.32m x 4.11m)

Base and wall units with complimentary work tops; electric cooker point; canopy over; fridge & freezer; dishwasher; 1 1/2 bowl sink; washing machine and central heating boiler.

**FIRST FLOOR**

Landing with feature staircase leading up to 2nd floor level.

**Bedroom 1:**

12'11" x 13'9" (3.95m x 4.2m )

Large double en-suite overlooking front and side.

**Bedroom 2:**

17'10" x 12'7" (5.46m x 3.86m)

Including en-suite double room with side aspect en-suite shower room.

**Private Sleeping Accommodation:**

Inner landing locked area.

**Bedroom 1:**

13'5" x 8'11" (4.1m x 2.72m)

Double.

**Bedroom 2:**

11'9" x 9'4" (3.59m x 2.85m)

Double.

**Bedroom 3:**

11'8" x 8'3" (3.58m x 2.53m)

Double.

**Bathroom:**

8'7" x 7'8" (2.62m x 2.34m)

Three piece suite with shower above bath; built in cylinder cupboard.



## SECOND FLOOR:

Landing with Velux style roof window.

### Bedroom 4:

13'6" x 8'5" (4.12m x 2.58m)

Plus en-suite (2.57m x 2.31m) Double en-suite over looking rear.

### Bedroom 5:

11'5" x 7'8" (3.49m x 2.35m)

Plus- ensuite (2.17m x 1.88m) Double en-suite with shower room.

### Bedroom 6:

17'11" x 8'5" (5.48m x 2.57m)

Plus en-suite (1.82 m x 1.76); Double en-suite shower room; overlooking side.

### Linen/Store Room:

15'8" x 9'10" (4.8m x 3.m)

Fitted base units and store shelving; radiator.

### Outside:

Well presented front and side garden area with private seating for guests.

Off road parking area providing ample car parking in secure area to side and front.

Rear enclosed courtyard with drying area; outside store's and garage for guests to use to lock up gear, bikes and other large valuables.

### Business:

This is a long established business which has operated for many years. the current owners have increased the turnover and there is scope to further increase the business.

### VAT:

The owners are trading below the VAT threshold and consider it more a lifestyle business.

### Tenure:

Freehold:

### Viewing:

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)

### 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>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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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