



Min y Don

Llanfairfechan LL33 0BY

£625,000

A substantial double fronted, successful Guest House premises in prominent seafront setting enjoying distant coastal views towards the Great Orme, Anglesey and Puffin Island.

Long established, beautifully presented Guest House premises available fully furnished with on going bookings. Located on the promenade in a slightly set back setting with large sun terrace enjoying sea views.

Offering spacious character accommodation over three floors with luxury bedroom suites, owners accommodation and superb reputation.

Ground floor, reception hall, dining room, rear hallway, breakfast kitchen, owners lounge, large bedroom and bathroom.

First floor landing, 2 large suites with en-suite shower.

2nd Floor landing, 2 large suites, rear bedroom en-suite



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IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Location

Llanfairfechan is a popular village located on the North Wales coast with a range of amenities including local independent shops, small supermarket, schools and pubs. The seafront promenade is popular for walks, sailing and other outdoor activities.

The Accommodation Affords
(Approximate measurements only):

Reception Hallway:

Attractive Victorian Minton style flooring; balustrade turn staircase leading off to first floor level; coved ceiling; radiator; uPVC double glazed door to front.

Guest Dining Room:

18'4" x 13'1" (5.59m x 4m)

Large uPVC double glazed bay window overlooking front enjoying open aspect and sea views. Dado rail; picture rail and coving; radiator.

Doorway from rear of staircase leading to:

Kitchen & Owner's Accommodation:

Kitchen:

14'5" x 11'9" (4.4m x 3.6m)

Fitted range of base and wall units with worktops over; feature inglenook style former fireplace housing cooking range; built-in cupboard housing Worcester combi boiler for central heating and hot water; space for fridge freezer; two and a half bowl sink; wall tiling; uPVC double glazed window overlooking rear.

Rear Hallway:

Radiator; uPVC double glazed rear door leading to outside. Built-in meter cupboard.

Bathroom:

Panelled bath, shower above, pedestal wash basin and low level WC; inset spotlighting; uPVC double glazed window.

Bedroom:

17'10" x 8'9" (5.44m x 2.69m)

Radiator; double glazed window overlooking rear; shelving.

From rear hallway access to:

Lounge:

12'2" x 13'1" (3.73m x 4m)

(There is also a closed up door which leads to the main reception hall if required).

Feature Victorian fireplace surround with brick inset; dado rail; coving; uPVC double glazed window overlooking front; TV point.

FIRST FLOOR

Rear Half Landing:

Leading to:

Sauna Room:

6'1" x 8'11" (1.86m x 2.73m)

Large Jacuzzi bath, sauna with glazed screen, vanity wash basin, ladder style heated towel rail.

Landing:

Great Orme Suite:

Consisting of two separate bedrooms with interconnecting door.

Bedroom 1:

14'3" plus bay x 15'2" (4.35m plus bay x 4.64m)

Large uPVC double glazed bay window overlooking front with extensive sea views ranging from the Great Orme towards Anglesey and Puffin Island. Double panelled radiator; seating area overlooking front views.

En-suite)

6'4" x 6'1" (1.95m x 1.86m)

Corner shower enclosure, pedestal wash hand basin and low level WC; ladder style heated towel rail; mirror and light; uPVC double glazed window to front; fully tiled walls.

Bedroom No 2:

14'9" x 13'1" (4.51m x 4m)

Twin Bed. Radiator; picture rail; coving; Victorian wash stand with contemporary wash basin. Built-in wardrobe and cylinder cupboard. uPVC double glazed window overlooking rear. (Closed up door leading to main landing if required).

Lighthouse Suite:

Bedroom:

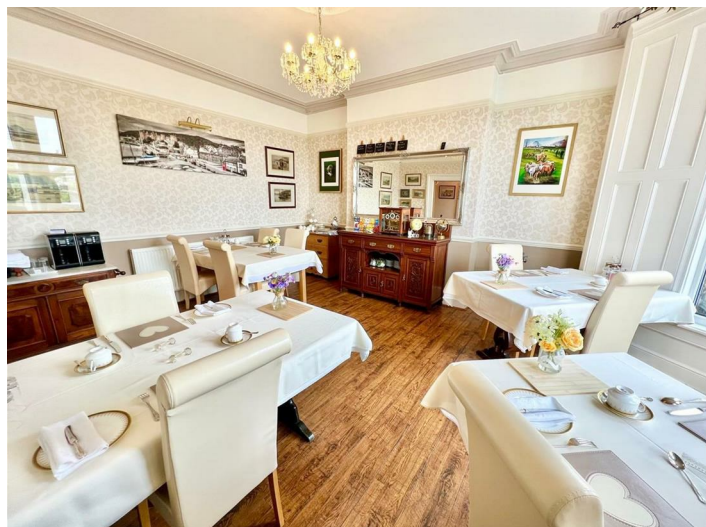
13'1" x 11'6" (3.99m x 3.52m)

Four poster bed. Seating area overlooking front; uPVC double glazed window with extensive views towards the Great Orme, Puffin Island and Anglesey. Radiator; wall lights; coving. Door leading to:

Inner Dressing Room:

13'1" x 4'8" (3.99m x 1.44m)

Wardrobe and marble topped dressing table; wall lights and mirror. Door leading to:



Energy Efficiency Rating

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

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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