



**Abbey House 52 Abbey Road
Llandudno, North Wales LL30 2EH**

Offers Over £575,000



STERLING

ESTATE AGENTS & VALUERS

A truly outstanding Bed & Breakfast property, 5 star rating Welsh Tourist Board, rated 9.9 on Booking.com and 5.0/5.0 on Tripadvisor. The current owners have completely transformed the property throughout to an exceptionally high standard, providing a unique and welcoming home of style for guests during their stay together with owners accommodation and new build SELF CONTAINED GRANNY ANNEXE. There is a private courtyard with HOT TUB and a 2 CAR GARAGE within a driveway and powered privacy gate. There are 6 parking spaces including an EV charging point. All rooms have large EN SUITE BATHROOMS with walk in shower, a flat-screen TV. The master bedroom has a large ensuite with bath and shower. Fully double glazed and benefitting from gas central heating throughout. A large utility area accommodates additional fridge freezer, storage cupboards, washing machine and drier, wash basin and worktops. Situated within a 10 minute walk to Llandudno Pier and Town Centre, Abbey House is between both shores of the limestone headland of the Great Orme and easy access to the beach. Guests at Abbey House can also reach nearby attractions such as the Welsh Mountain Zoo, 6 miles away, and the Conwy's medieval castle, 10 minutes' drive away. Snowdonia National park is a short scenic drive away. Access to the main A55 N Wales Expressway is within 10mins. One of the finest bed guest houses in the town, viewing is highly recommended. Energy Rating 56D Potential 78C



Entrance

Entrance verandah, tiled floor, double glazed double doors to

Reception Hall

Decorative tiled floor, central heating radiator and cabinet

Cloakroom

W.C, vanity wash hand basin, double glazed, central heating radiator, marble effect vanity cupboards and cabinets, meter cupboard

Guest Dining Room

16'0" x 13'9" (4.9 x 4.2)

To cover 10, double glazed bay window and side window, 2 central heating radiators, grey wood grain style flooring

Owners Sitting Room

21'3" x 14'1" (6.5 x 4.3)

Double glazed bay window onto private decking, dado rail, central heating radiator, long fitted living flame remote control electric fire, illuminated media unit above housing the Toshiba 50" colour tv, fitted cream design lined curtains and swags to bay window

Fitted Kitchen Breakfast Room

14'1" x 12'5" (4.3 x 3.8)

Range cream base cupboards and drawers with bronze design work top surfaces, single drainer sink unit, peninsular units and breakfast bar, built in double oven, 5 ring gas hob unit, built in dishwasher, wall units, stainless steel cooker hood and splash back, concealed lighting, central heating radiator, upvc speckled design cladding to walls

Long Utility Room

18'4" x 8'6" (5.6 x 2.6)

Stainless steel sink unit, wall and base cupboards, 2 double glazed windows and back door, plumbing for washing machine, black work top surfaces, central heating radiator, double glazed velux window, fridge freezer

First Floor

Two part stairway with sensor lighting from the hall to the first floor level

Landing

Central heating radiator, double glazed window, linen room housing the gas central heating boiler. The owners have prepared a water station with glasses, etc for the guests

Bedroom 1

14'5" x 11'1" (4.4 x 3.4)

Double glazed, central heating radiator, tea, coffee facilities, remote control colour tv

En Suite Bathroom

8'10" x 6'10" (2.7 x 2.1)

Panel bath, shower and screen, heated towel radiator, double glazed, w.c, pedestal wash hand basin, shaver point

Bedroom 2

14'9" x 13'9" (4.5 x 4.2)

Double glazed bay window, central heating radiator, double door wardrobe, tea and coffee making facilities, remote control colour tv

En Suite Shower Room

Shower cubicle and unit, pedestal wash hand basin, w.c, shaver point & light, double glazed, marble effect half tiled walls

Bedroom 3

16'6" x 10'2" (5.04 x 3.1)

Double glazed window, 2 central heating radiators, tea and coffee making facilities, remote control colour tv

En Suite Shower Room

10'9" x 4'3" (3.3 x 1.3)

Double shower cubicle and unit, wash hand basin, w.c, marble design tiled walls, heated towel radiator, shaver point & light, double glazed window

Second Floor

Two part stairway with sensor lighting off the Landing to Second Floor and Landing, Box Room off, water station and glasses for the guests

Bedroom 4

14'5" x 11'5" (4.4 x 3.5)

Central heating radiator, double glazed window, tea and coffee making facilities, remote control colour tv

En Suite Shower Room

11'5" x 4'11" (3.5 x 1.5)

Double shower cubicle and unit, heated towel radiator, shaver point & light, w.c, pedestal wash hand basin, half tiled marble effect walls, double glazed

Bedroom 5

16'8" x 10'2" (5.1 x 3.1)

Double glazed, 2 central heating radiators, tea & coffee making facilities, remote control colour tv

En Suite Shower Room

10'9" x 4'7" (3.3 x 1.4)

Double shower cubicle and unit, w.c, heated towel radiator, marble design half tiled walls, w.c, illuminated wall mirror, shaver point

Owners Private Quarters

Dressing Room with double door wardrobe, radiator

En Suite Bathroom

9'2" x 7'6" (2.8 x 2.3)

Shower bath, inset wall mounted colour tv, wash hand basin, w.c, shaver point, heated towel radiator, wall cupboards

Bedroom 6

15'1" x 11'5" (4.6 x 3.5)

Range of fitted wardrobe units with seven doors, top cupboards, double glazed bay window, central heating radiator

Lower Level

Stairway off the main hallway down to the lower level

Excellent Office/Utility, Storage

16'4 x 2'1 (4.98m x 0.64m)

Laminate flooring, 2 central heating radiators

Shower Room

6'3 x 5'9 (1.91m x 1.75m)

Double shower cubicle and unit, central heating radiator, red and white tiled walls, w.c, wash hand basin, shaver point & light

Owners Bedroom

14'9" x 14'1" (4.5 x 4.3)

Double glazed bay window and plinth, central heating radiator

Outside

Parking in the front of the house for the 5 guests, Private electric sliding gates to the owners driveway and 2 CAR GARAGE each with double doors, power & light laid on. There is a sheltered decking area, courtyard and a covered HOT TUB

The Granny Annexe

Living Room Kitchen

15'8" x 14'1" (4.8 x 4.3)

Stainless steel sink, white base cupboards and drawers with grey work top surfaces, wall units, electric hob unit, built in oven, larder unit and washing machine plumbed in, central heating radiator

Bedroom

10'9" x 8'10" (3.3 x 2.7)

Double glazed, central heating radiator

En Suite Shower Room

Shower cubicle and unit, wash hand basin, w.c, upvc speckled design walls, heated towel radiator

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

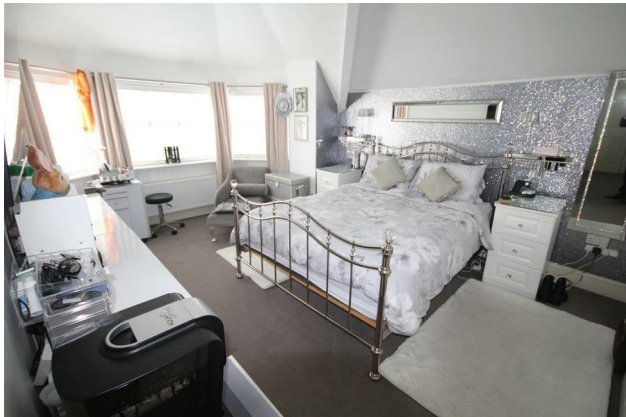
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

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Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on **01492-534477** or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call.

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