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Granby House, 9 Deganwy Avenue, Llandudno LL30 2YB • £299,950

A very well presented End Terrace Guest House situated close to the town centre, with off-road parking.

- Well Presented End Terrace Guest House
- Situated In A Very Convenient Location Within Walking Distance Of The Town Centre
- 6 Letting Rooms - Double, Twin & Family Rooms
- 5 En-Suite, 1 With Separate Shower Room
- Off Road Parking For Owners & Guests
- Guest Lounge & Dining Room
- Kitchen, Sitting Room & Utility Room
- Top Floor Bedroom & Shower Room For Vendors
- Set Over 3 Floors



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16 Trinity Square, Llandudno, Conwy LL30 2RB

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Description:

This lovely End Terrace Guest House has been updated by the present owners to provide well presented accommodation in an ideal location. Situated not far from the centre of town and both North and West Shores, the property also benefits from ample off road parking to the front of the building, which is hugely desirable in the Llandudno area. The ground floor provides: Entrance Hall, and Guest Dining Room which is open into the Guest Lounge. There is a cosy Sitting Room for the owners, leading through into the Kitchen with cream, modern high gloss units, and a gas point for a range cooker and extractor hood over. To the rear of the Kitchen is the Utility Room with plumbing for washing machine and space for tumble dryer. The kitchen leads out onto the rear courtyard. There are 6 Letting Rooms to the first and second floors, with Double, Single, Twin and Family Rooms. All but one have En-Suite Shower Rooms with fitted electric showers. There is a separate Shower Room for Guest Room 3. On the top floor you will find a double Bedroom with fitted wardrobes and a spacious Shower Room for the owners. The property compromises central heating and uPVC double glazing, and retains many character features such as dado rails, coved ceilings, and an attractive staircase. Viewing is highly recommended.

Location:

Deganwy Avenue is set just a few streets away from the sea front and town centre, so it is quieter than the more central Guest Houses, but is still in a very convenient location. Llandudno is a most popular Victorian seaside town, filled with many shops, attractions and amenities, including the pier, theatre and conference centre and a popular ski slope. The North Shore has a sweeping bay with a beautiful promenade where numerous events and exciting activities take place, particularly during the summer months. The quieter West Shore has a beautiful sandy beach and coastal walks to nearby Deganwy and Conwy. Llandudno has access to mainline railway services as well as the A55 expressway. The Great Orme headland offers impressive far reaching views, and there is a cable car and tram taking tourists up to the summit. The town also provides two excellent retail parks, many schools, doctors and dental surgeries, and a hospital.

Entrance Hall

Guest Dining Room: 17' 10" into bay x 13' 10" (5.44m x 4.22m)

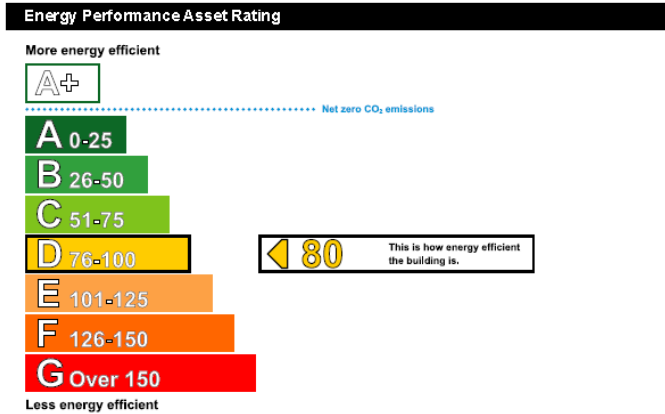
Guest Lounge: 12' 6" x 11' 7" (3.81m x 3.53m)

Owners' Sitting Room: 11' 6" x 11' 4" (3.51m x 3.45m)

Kitchen: 13' 7" x 10' 7" (4.14m x 3.23m)

Utility Room: 14' 2" x 6' 6" (4.32m x 1.98m)

Stairs To Half Landing



Private Shower Room: 8' 11" x 8' 1" (2.72m x 2.46m)

First Floor Landing

Guest Room 1: 12' 5" x 12' 3" (3.78m x 3.73m)

En-Suite: 6' 3" x 5' 3" (1.91m x 1.6m)

Guest Room 2: 18' 1" x 12' 1" (5.51m x 3.68m)

En-Suite: 4' 4" plus shower x 3' 2" (1.32m x 0.97m)

Guest Room 3: 10' 1" x 7' 3" (3.07m x 2.21m)

Stairs To Half Landing

Guest Room 4: 12' 3" x 11' 11" (3.73m x 3.63m)

En-Suite: 5' 4" plus shower x 2' 6" (1.63m x 0.76m)

Stairs To Second Floor Landing

Guest Room 5: 12' 10" x 12' 1" (3.91m x 3.68m)

En-Suite: 6' 6" x 4' 11" (1.98m x 1.5m)

Guest Room 6: 14' 2" x 11' 10" (4.32m x 3.61m)

En-Suite: 4' 3" plus shower x 4' 2" (1.3m x 1.27m)

Stairs To Top Floor Landing

Owners' Bedroom: 15' 3" plus w'robes x 14' 4" (4.65m x 4.37m)

Shower Room: 10' 3" x 6' 9" (3.12m x 2.06m)

Outside: Paved frontage providing off-road parking. Rear yard with pedestrian gate to rear access lane.

FLOORPLAN

Directions

Turn left out of our office in Trinity Square, Llandudno and then left again. Turn right into Madoc Street at the end of the road turn left into Lloyd Street. Take the first turning on the right into Deganwy Avenue and Granby House can be found on the right hand side of this road.

Services

We are informed by the seller this property benefits from mains Water, Gas, Electricity and Drainage.

Heating

Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Viewing by Appointment

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