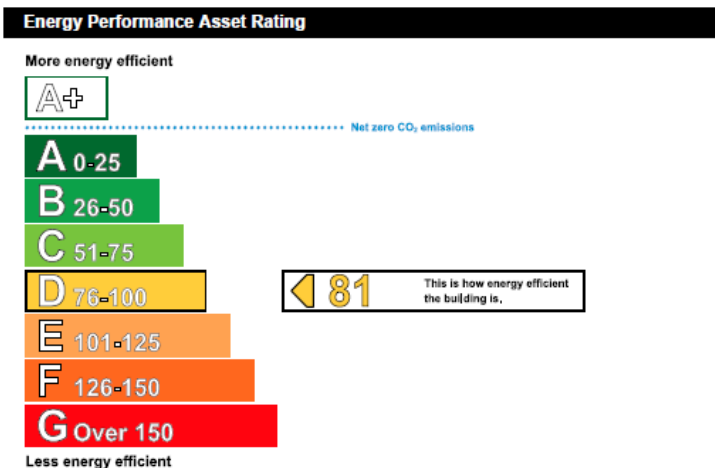




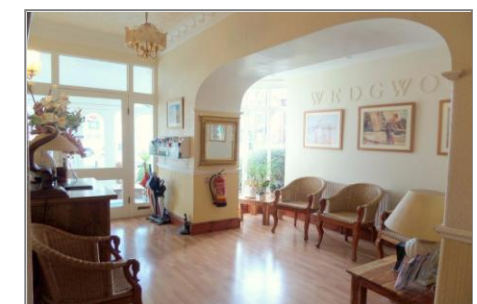
**Wedgwood Guest House, 6 Deganwy Avenue, Llandudno, Conwy
LL30 2YB • £339,950**

Impressive 11 bedroom guest house with off road parking.

- Well Presented Guest House
- Entrance Porch, Reception Hall
- Guest Lounge, Dining Room
- 11 Letting Rooms With En-Suites
- Owners' Lounge, Kitchen, Bedroom & En-Suite
- Additional Bedroom & En Suite On Top Floor
- Gas And Electric Heating
- Courtyard & Ample Off-Road Parking
- Close To The Town Centre
- Viewing Highly Recommended



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16 Trinity Square, Llandudno, Conwy LL30 2RB

Wedgwood Guest House, 6 Deganwy Avenue, Llandudno, Conwy, LL30 2YB North Wales



Description

This charming and welcoming Guest House is situated close to the centre of Llandudno, ideal for local shops, amenities, transport links, both the North and West Shores and all the tourist attractions. The property has been well maintained by the present owners and provides nicely presented accommodation for both guests and owners. There are 11 Letting Rooms - a mixture of Double, Twin, Single and Family Rooms - all with En Suites. Guests also have use of a Lounge and Dining Room. The owners currently have a working Kitchen, Lounge with patio doors leading out to the courtyard, Bedroom and En Suite on the ground floor, with an additional Bedroom with En Suite on the top floor. The property has a mixture of electric and gas central heating. There is ample off road parking to the front of the property which is hugely beneficial in the town.

Location

Llandudno is a most popular Victorian seaside town, filled with many shops, attractions and amenities, including the pier, theatre and conference centre and ski slope. The North Shore has a sweeping bay with a lovely promenade, and there are many events taking place, especially during the busy 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 or tram taking you up to the summit. The town also provides 2 excellent retail parks, many schools, doctors and dental surgeries and a hospital.

Entrance Porch

Reception Hall

Guest Lounge:
19' 5" x 15' 8" (5.94m x 4.78m) *measured into bay window

Dining Room:
14' 2" x 14' 2" (4.34m x 4.34m)

Additional Dining Area:
20' 11" x 13' 1" (6.38m x 3.99m)

Kitchen:
21' 7" x 17' 10" (6.58m x 5.46m) *max room dimensions



Lounge:
13' 5" x 11' 3" (4.11m x 3.45m)

Bedroom:
9' 3" x 8' 11" (2.84m x 2.74m) plus w/robes

En-Suite

Half Landing

Guest Room One (Double/Twin Room):
13' 8" x 8' 9" (4.19m x 2.67m) *includes walkway

En-Suite

First Floor Landing

Guest Room Two (Family Room):
14' 2" x 14' 2" (4.34m x 4.32m) *L-shaped room

En-Suite

Guest Room Three (Single Room):
9' 8" x 6' 5" (2.95m x 1.98m) *plus entrance

En-Suite

Guest Room Four (Double Room):
12' 2" x 12' 2" (3.71m x 3.71m) *max measurements

En-Suite

Half Landing

Guest Room Five (Double/Twin Room) 11' 8" x 13' 8" (3.56m x 4.17m) *max measurements

En-Suite

Second Floor Landing

Guest Room Six (Family Room):
14' 7" x 14' 4" (4.45m x 4.39m)

En-Suite

Guest Room Seven (Double Room):
11' 8" x 11' 1" (3.56m x 3.40m) *max measurements

En-Suite

Guest Room Eight (Twin Room):
10' 9" x 10' 2" (3.28m x 3.12m) *plus entrance

En-Suite

Top Floor Landing

Guest Room Nine (Double/Twin Room):
14' 7" x 9' 4" (4.47m x 2.87m)

En-Suite

Guest Room Ten (Double Room):
11' 6" x 8' 2" (3.51m x 2.49m) *plus entrance

En-Suite

Guest Room Eleven (Double Room):
12' 2" x 10' 7" (3.71m x 3.25m) *max measurements

En-Suite

Additional Bedroom:
9' 3" x 17' 1" (2.84m x 5.23 max (3.43m)m)

En-Suite

Outside

Ample off road parking to the front of the property. Rear courtyard with pedestrian gate to rear access lane (for bins).

Agent Notes

There are no business rates payable for the financial year of 2017-18. The vendors have informed us that this is a freehold property.

Directions

Turn left out of our office in Trinity Square, Llandudno and then left again. Turn right into Madoc Street and proceed to the end of the road. Turn left into Lloyd Street and then first right into Deganwy Avenue. The Wedgwood can be found on the left hand side of this road.

Services

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

Heating

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.

