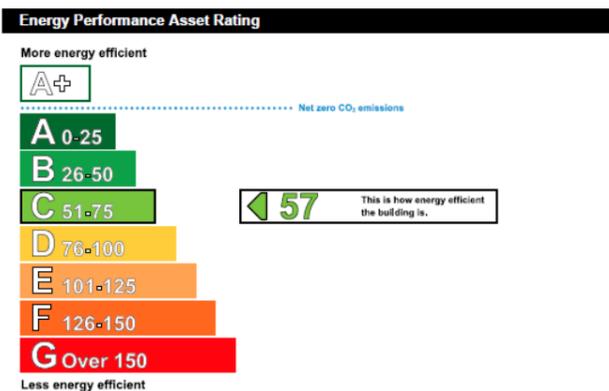




Views



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**Promenad, 9 Mostyn Crescent, Llandudno, Conwy LL30 1AR •**

**New Price £525,000**

*There's nothing quite like the elegance of a period property - a going concern with exceptional sea views!*

- 4 Storey Sea Front Terraced Town House
- Grade II Listed Offering Much Character
- Self-Contained Basement Level Accommodation
- 11 Guest Bedrooms All With En-Suite (Potential For A 12<sup>th</sup>)
- Guest Dining Room With Bay & Lounge
- Envious Sea Front Position With Excellent Sea Views
- uPVC Double Glazing & Gas Central Heating
- Tasteful Décor & Modernised Throughout
- Neatly Arranged Garden/Patio Front & Rear
- A Ready Made Investment Opportunity



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16 Trinity Square, Llandudno, Conwy LL30 2RB

**Promenad, 9 Mostyn Crescent, Llandudno, Conwy, LL30 1AR North Wales**



**Description**

If you want to run a hotel business, then Llandudno with its striking Victorian seafront must surely rate among one of the best and most memorable locations in Wales, if not the UK. Residing along Llandudno's main promenade is also much envied and much in demand because, let's face it, most of us love a sea view! So, with its exceptional sea views and that of the Great Orme and Little Orme, Promenad fits all the above criteria - this is a grand mid 19th century 4 Storey Terraced Town House built in the typical Victorian style with generously proportioned rooms, having been sympathetically modernised whilst retaining much of the original character with deep bay windows, high coved ceilings, cornices, picture rails and chimney breasts/alcoves. With well-presented accommodation and a pleasing décor, the property offers 11 Guest Bedrooms (Potential for a 12<sup>th</sup>) over 3 floors all with modern en-suite facilities alongside a Guest Dining Room and Lounge. On the basement level is a fully self-contained 2 Bedroomed Owners Accommodation that's also pleasing on the eye and both spacious and practical for day to day life. There's the advantage of gardens front and rear (guests to the front and private owners to the rear), modern uPVC double glazing (except for the sash windows to the lounge) and gas central heating throughout. For a brief overview of the accommodation, please consult the floorplan contained within these details.

All Bed & Breakfast items, including furniture can be included in the sale to assist the ongoing business if required. All shops, restaurants, Victorian pier and associated attractions are within easy walking distance, making this a prime location indeed!

**Location**

Llandudno is a renowned Victorian coastal resort enjoying a wealth of shops and amenities, including a pier, theatre and music/arts venue, a ski slope and numerous other attractions and leisure facilities. The main sweeping bay is always buzzing with activity with many events taking place during the summer months. Llandudno has access to mainline railway services as well as the A55 expressway which connects all the major towns and attractions located along North Wales' coastline, including the magnificent Snowdonia National Park. The Great Orme headland at the far side of the bay offers a superb vantage point for uninterrupted views in all directions and offers a unique slice of history too. There's even a cable car ride or tram to take you right to the summit. The town offers an excellent high street shopping, out-of-town retail parks and numerous schools.

**Property Features**

**Entrance Hall**

**Guest Dining Room:** 16' 3" x 20' 4" (4.97m x 6.22m max)  
Measure into bay.

**Guest Lounge:** 12' 0" x 14' 10" (3.68m x 4.53m)

**Commercial Kitchen:** 8' 5" x 14' 8" (2.57m x 4.49m)

**First Floor Landing**

**Guest Bedroom 1:** 12' 4" x 15' 0" (3.78m x 4.58m max)  
With En-Suite

**Guest Bedroom 2:** 10' 4" x 15' 0" (3.16m x 4.59m max)  
Measured into alcove. With En-Suite

**Guest Bedroom 3:** 9' 8" x 16' 2" (2.95m x 4.94m)  
With En-Suite

**Guest Bedroom 4:** 13' 3" x 20' 4" (4.06m x 6.22m max)  
Measured into bay. With En-Suite

**Second Floor Landing**

**Guest Bedroom 5:** 12' 6" x 15' 0" (3.82m x 4.59m max)  
With En-Suite

**Guest Bedroom 6:** 10' 8" x 15' 0" (3.26m x 4.59m max)  
With En-Suite (Currently Used As A Store Room)

**Bedroom 7:** 10' 0" x 16' 8" (3.07m x 5.10m)  
With En-Suite

**Bedroom 8:** 13' 5" x 16' 8" (4.10m x 5.10m max)  
With En-Suite

**Third Floor Landing**

**Guest Bedroom 9:** 2' 5" x 15' 4" (3.81m x 4.69m max)  
With En-Suite

**Guest Bedroom 10:** 10' 3" x 15' 5" (3.13m x 4.70m max)  
With En-Suite

**Guest Bedroom 11:** 10' 0" x 16' 8" (3.07m x 5.09m)  
With En-Suite

**Guest Bedroom 12:** 14' 0" x 16' 8" (4.28m x 5.10m max)

**Basement Level Owners Accommodation**

**Lounge:** 9' 10" x 14' 4" (3.02m x 4.37m)

**Dining Room:** 9' 10" x 19' 1" (3.02m x 5.83m)

**Kitchen:** 5' 10" x 11' 0" (1.80m x 3.36m)

**Bedroom 1:** 16' 0" x 20' 2" (4.88m x 6.16m max)  
Measured into bay.

**Bedroom 2:** 6' 11" x 16' 4" (2.12m x 5.00m)

**Store Room:** 6' 0" x 7' 1" (1.83m x 2.16m)

**Bathroom:** 5' 6" x 7' 9" (1.68m x 2.38m)

**Boiler Room:** 6' 6" x 6' 10" (1.99m x 2.10m)

**Outside:** To the front is a spacious forecourt patio garden with low walls and a host of attractive potted plants to the borders - definitely somewhere to sit back and watch the world go by. To the rear is a spacious part paved, part lawned garden with gated pedestrian access across the neighbours parking area onto Adelphi Street.

**Directions:** From our Llandudno office, bear right onto Trinity Square and at the junction, turn right into Mostyn Street. Take the next turning on your left into Vaughan Street and on reaching the promenade, turn right (Mostyn Crescent will now be on your right). Proceed for approximately 100 yards where you will find the property on your right hand side.

**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 Leasehold 999 years with 886 years remaining, with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

**Ground Rent:** Annual ground rent of £5.00.

**Viewing by Appointment**

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