



The Malvern, 15 Wellington Road Bridlington

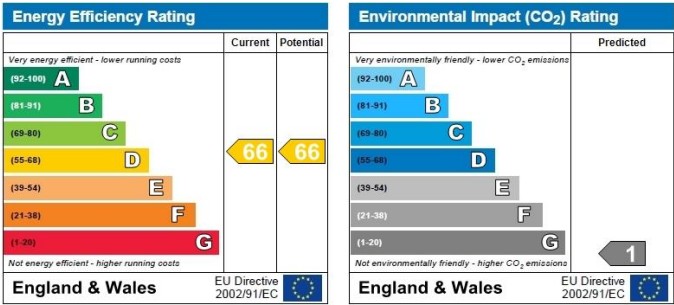
A SUBSTANTIAL SEMI-DETACHED THREE STOREY PROPERTY CLOSE TO THE TOWN CENTRE WITH PARKING!

Long Established 6 Bedroom Guest House plus 3 Owners Bedrooms

The Malvern Guest house briefly comprises Entrance Hall, Guest Lounge/Dining Area, Kitchen, Owners Bedroom & Shower Room, Laundry Area, 2 Outside storage areas, Enclosed Yard, 6 Guests Rooms some with en-suite, 3 further owners Bedrooms. Gas Central Heating and Double Glazing.

£239,950

www.ddlgestates.co.uk



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Entrance Lobby

UPVC double glazed entrance door and tiled floor.

Entrance Hall

5.73m x 1.31m (18'10" x 4'4")

Coved ceiling, fire alarm panel and stairs to the first floor.

Guest Lounge/Dining Area

4.23m x 10.54m (13'11" x 34'7")

Lounge area has a living flame gas fire in a feature surround, coved ceiling, TV point, UPVC double glazed bay window to the front aspect, arch to the dining area with seating for 10 breakfast guests, feature fireplace, serving area and a timber framed window to the rear aspect.

**Kitchen**

4.77m x 3.01m (15'8" x 9'11")

Fitted with a good range of floor and wall cupboards, log burner, 1 ½ bowl sink with mixer tap, integrated appliances to include: dishwasher, fridge, 5 ring gas cooker range with extractor hood over, led down lights, tiled flooring & UPVC double glazed window to the side aspect.

**Owners Shower Room**

1.69m x 1.67m (5'7" x 5'6")

Double shower unit with electric shower, vanity wash hand basin, low flush WC, chrome ladder heated towel warmer and fully tiled.

Owners bedroom

4.07m x 3.32m (13'4" x 10'11")

Fitted wardrobes, TV point and UPVC double glazed window to the side aspect.

Outside Laundry Area

Two storage cupboards.

Guest Room One

3.35m x 2.57m (11'0" x 8'5")

TV point, pedestal wash hand basin and UPVC double glazed window to the side aspect.

Guest Room Two

3.56m x 2.38m (11'8" x 7'10")

TV point, pedestal wash hand basin and UPVC double glazed window to the side aspect.

Bathroom for Rooms 1 & 2

2.19m x 2.96m (7'2" x 9'9")

Panel bath with mixer tap and shower attachment, low flush WC, pedestal wash hand basin and UPVC double glazed opaque window to the side aspect.

Guest Room Three

3.98m x 3.33m (13'1" x 10'11")

TV point, pedestal wash hand basin and UPVC double glazed window to the rear aspect.

Shower Room

1.16m x 1.20m (3'10" x 3'11")

Enclosed shower cubical with mains plumbed in shower.

WC (for guest room 3)

Low flush WC.

Guest Room Four

3.47m x 4.86m (11'5" x 15'11")

TV point and UPVC double glazed bay window to the front aspect.

En-suite

2.89m x 2.12m (9'6" x 6'11")

Enclosed shower cubicle with electric shower, pedestal wash hand basin, low flush WC and UPVC double glazed window to the front aspect.

Guest Room Six

3.98m x 3.68m (13'1" x 12'1")

TV point, pedestal wash hand basin and UPVC double glazed window to the rear aspect.

En-suite

1.06m x 1.39m (3'6" x 4'7")

Enclosed shower cubical with mains plumbed in shower and a low flush WC.

Guest Room Seven

4.08m x 3.68m (13'5" x 12'1")

TV point and UPVC double glazed window to the front aspect.

En-suite

1.46m x 1.20m (4'9" x 3'11")

Shower cubical with electric shower and pedestal wash hand basin.

Separate for guest room seven

Low flush WC

Owners Bedroom Two

2.29 x 2.69m (7'6" x 8'10")

UPVC window to the front aspect.

Owners Bedroom Three

Velux Sky light.

Outside

Small enclosed rear yard.

Services

All Mains Connected

Council Tax: Band B