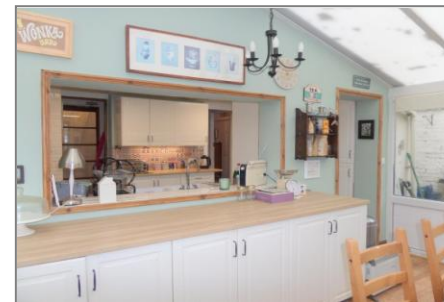




Mulberry House Guest House, 14 Arvon Avenue, Llandudno LL30 2DY
• **New Price £375,000**

Well Presented Guest House In A Town Centre Location.

- Well Presented Guest House
- 7 Double Guest Rooms (En-Suite)
- 2 Single Guest Rooms (1 En-Suite)
- Guest Lounge & Dining Room
- Owners' Lounge, Kitchen, Office & Conservatory
- Top Floor Owners' Bedroom & Bathroom
- Front Courtyard For Guest Plus Courtyard For Owners At The Rear
- Modernised Whilst Retaining Many Character Features
- Conveniently Located In The Centre Of Town



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Mulberry House Guest House, 14 Arvon Avenue, Llandudno LL30 2DY North Wales



Description

Well Presented Guest House In Town Centre Location. This welcoming Guest House is situated in the heart of Llandudno, within walking distance of the promenade, train station and local tourist attractions. The property has retained many character features such as the coved ceilings and original sash windows, and yet has also been updated to provide modern and charming accommodation. There is a Guest Dining Room and Lounge to the ground floor, plus Owner's Lounge, Office, Kitchen and Conservatory. The upper floors provide 9 Guest Rooms - 7 Doubles with En-Suites, and 2 Singles (1 with En-Suite). The top floor also includes a Double Bedroom and Bathroom for the owners. Gas central heating. There is a sunny seating area to the front of the building, along with two rear courtyards. Viewing is highly recommended.

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, doctor and dental surgeries, and a hospital.

Entrance Vestibule

Entrance Hall

Guest Dining Room: 18' 8" x 12' 7" (5.69m x 3.86m)
*measured into bay window

Guest Lounge: 13' 6" x 11' 8" (4.14m x 3.56m)

Owners' Lounge: 14' 4" x 12' 9" (4.39m x 3.89m)
*measured into bay window

Office: 13' 5" x 9' 4" (4.11m x 2.87m)
*max measurements

Kitchen: 14' 4" x 8' 11" (4.39m x 2.74m)

Conservatory: 14' 11" x 8' 9" (4.55m x 2.67m)

Half Landing

Shower Room (For Use With Guest Room 3)

Utility Room: 5' 6" x 4' 9" (1.70m x 1.45m)



First Floor Landing

Guest Room 1 (En-Suite): 10'6" x 10'4" (3.2 x 3.15m)

Guest Room 2 (En-Suite): 14'7" x 12'5" (4.44 x 3.78m)

Guest Room 3: 9'5" x 8'1" (2.87 x 2.46m)

Guest Room 4 (En-Suite): 12'5" x 9'9" (3.78 x 2.97m)

Guest Room 5 (En-Suite): 13'6" x 13'1" (4.11 x 3.99m)

Stairs To Second Floor Landing

Guest Room 6 (En-Suite): 14'3" x 11'7" (4.34 x 3.53m)

Guest Room 7 (En-Suite): 12'4" x 10'9" (3.76 x 3.28m)

Guest Room 8 (En-Suite): 15'4" x 11'11" (4.67 x 3.63m)

Guest Room 9 (En-Suite): 14'2" x 9'7" (4.32 x 2.92m)

Narrow Stairs To Owners' Accommodation

Bathroom: 12' 11" x 14' 6" (3.96m x 4.43m)
*max measurements

Bedroom: 12' 4" x 11' 1" (3.76m x 3.40m)

Outside: Front courtyard laid with chippings, seating areas. Enclosed rear courtyards, one laid with decking and the other laid with chippings. Personal gate to rear access lane.

Directions: Turn left out of Llandudno train station, and proceed ahead at the traffic lights. Continue to the end of this road and go straight ahead at the junction, into Chapel Street. At the mini-roundabout take the second exit into Avon Avenue. Mulberry 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.

EPC Band: G

Viewing by Appointment

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