



The Montclare 4 North Parade  
Llandudno, Conwy LL30 2LP

Asking Price £535,000



STERLING

ESTATE AGENTS & VALUERS



Located in one of the best locations in Llandudno, on the North Parade just yards from the Pier, Promenade and Mostyn Street. From the front elevations there are fine views to the Cenotaph, the sea and Little Orme. A well established family run 13 BEDROOM 4 Star Hotel, the property is a most imposing building with a curved frontage and accommodation arranged on four floors together with a self contained OWNERS SUITE on the lower level. There are a range of four poster suites, twin, double and family rooms available. There is a GUEST LOUNGE, free Wi Fi and Tea/Coffee facilities with TV in all rooms. The owners suite takes up all the lower floor and affords HALL, LOUNGE, UTILITY ROOM, LARGE FITTED COMMERCIAL KITCHEN , PANTRY STORE, 2 DOUBLE BEDROOMS and BATHROOM Awaiting EPC Ref CB7111



<b>Reception Hall</b> 23'3" x 5'6" and 18'4" (7.1 x 1.7 and 5.6) L shaped, dado rail, central heating radiator, access to owners accommodation	<b>Bedroom 6 (No. 11)</b> 14'5" x 11'1" (4.4 x 3.4) Central heating radiator, dado rail fine sea views	<b>Lounge</b> 22'7" x 11'1" (6.9 x 3.4) Into bay window, fitted cupboards and dresser style units either side, central heating radiator
<b>Dining Room</b> 31'5" x 12'9" (9.6 x 3.9) Into bay window overlooking the bay and promenade, central heating radiator, decorative ceilings	<b>En Suite</b> Shower cubicle and unit, w.c, wash hand basin, tiled walls, heated towel radiator	<b>Utility Room</b> 14'9" x 6'10" (4.5 x 2.1) Gas central heating boiler, plumbing for washing machine, freezer and store, stainless steel sink unit, 2 gas hot water boilers
<b>Guest Lounge</b> 16'8" x 13'5" (5.1 x 4.1) Into bay window, fireplace with decorative floral tiled inset and electric fire, dado rail	<b>Bedroom 7 (No. 12)</b> 19'0" x 13'5" (5.8 x 4.1) 2 windows to front aspect and sea views, dado rail, 2 central heating radiators	<b>Fitted Commercial Kitchen</b> 21'3" x 12'5" (6.5 x 3.8) Range of base cupboards, tiled walls, long stainless steel preparation table, stainless steel hot cupboard, dish washer, double bowl stainless steel sink unit, 5 ring gas cooker, stainless steel extractor, double glazed window, Falcon stainless steel grill, 2 x stainless steel storage units and shelving, microwave, stainless steel deep fat fryer, large walk in pantry store
<b>Preparation Serving Kitchen</b> Fitted shelving, 'Dumb Waiter'	<b>En Suite Bathroom</b> Panel bath, shower and screen, w.c, wash hand basin, tiled walls, heated towel radiator	
<b>Rear Utility Store</b> 17'8" x 11'9" (5.4 x 3.6) Oak strip flooring, fire door	<b>Bedroom 8 (No. 10)</b> 12'5" x 9'6" (3.8 x 2.9) Dado rail, central heating radiator, double glazed	<b>Bedroom 1</b> 17'8" x 9'6" (5.4 x 2.9) Bay window, dressing table, central heating radiator, fitted double and 2 single wardrobe units, top cupboards, 5 door wardrobe unit
<b>Separate W.C and Wash Hand Basin</b>	<b>En Suite Shower Room</b> Shpwer cubicle and unit, w.c, wash hand basin, heated towel radiator, tiled walls	<b>Bedroom 2</b> 18'0" x 10'5" (5.5 x 3.2) Double glazed, central heating radiator, double door wardrobe unit and dressing table, fitted drawer unit, display cabinets, corner cupboard, 5 door wardrobe unit
<b>Ground Floor Bedroom (No.3)</b> 11'9" x 10'1" (3.6 x 3.09) Dado rail, central heating radiator	<b>Bedroom 9 (No. 9)</b> 12'1" x 8'2" (3.7 x 2.5) Wardrobe recess, dado rail, fire door to rear staircase	<b>Bathroom</b> Bath, pedestal wash hand basin, double glazed, shower unit,. Separate w.c, tiled walls, wash hand basin, double glazed
<b>En Suite Shower Room</b> Shower cubicle and unit, w.c, wash hand basin, heated towel radiator	<b>En Suite Shower Room</b> Shower cubicle and unit, w.c, wash hand basin, heated towel radiator, half tiled	<b>Outside</b> 2 Car Parking spaces at the back of the property
<b>First Floor</b> Stairway from the Hall to First Floor and Landing, dado rail, walk in linen store cupboard	<b>Top Level</b> Stairway off the Second Floor Landing to Top Floor	<b>AGENTS NOTE</b> Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail <a href="mailto:sales@sterlingestates.co.uk">sales@sterlingestates.co.uk</a> and web site <a href="http://www.sterlingestates.co.uk">www.sterlingestates.co.uk</a>
<b>Bedroom 2 (No.8)</b> 19'0" x 18'0" (5.8 x 5.5) Double aspect room and bay window, 2 central heating radiators	<b>Family Room 10 (No 17)</b> 13'5" x 13'5" (4.1 x 4.09) Dado rail, 2 central heating radiators	Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on <a href="mailto:sales@sterlingestates.co.uk">sales@sterlingestates.co.uk</a> to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - <a href="http://www.sterlingestates.co.uk">www.sterlingestates.co.uk</a> or alternatively <a href="http://www.guildproperty.co.uk">www.guildproperty.co.uk</a> These sites could well find a buyer for your own home.
<b>En Suite Bathroom</b> Panel bath, shower, vanity wash hand basin, w.c, central heating radiator, illuminated mirror	<b>En Suite Shower Room</b> Double shower cubicle and unit, wash hand basin, w.c, upvc walls, heated towel radiator	Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.
<b>Bedroom 3 (No. 6)</b> 18'0" x 12'5" (5.5 x 3.8) Bay window, 2 central heating radiators, dado rail	<b>Bedroom 11 (No. 16)</b> 15'1" x 11'5" (4.6 x 3.5) Central heating radiator, dado rail, sea views	
<b>En Suite Shower Room</b> Shower cubicle and unit, w.c, wash hand basin, central heating radiator, tiled walls	<b>En Suite Shower Room</b> Shower cubicle and unit, w.c, wash hand basin, tiled walls, heated towel radiator	
<b>Bedroom 4 (No. 5)</b> 11'9" x 9'2" (3.6 x 2.8) Dado rail, central heating radiator, fire door to rear staircase, double glazed, aspect to the Great Orme	<b>Bedroom 12 (No. 15)</b> 12'1" x 9'6" (3.7 x 2.9) Dado rail, central heating radiator, fire door	
<b>En Suite Shower Room</b> Shower cubicle and unit, wash hand basin, w.c, tiled walls, heated towel radiator	<b>En Suite Shower Room</b> Shower cubicle and unit, w.c, wash hand basin, half tiled, heated towel radiator	
<b>Bedroom 5 (No. 4)</b> 11'9" x 8'2" (3.6 x 2.5) Central heating radiator, double glazed window, dado rail wardrobe recess, central heating radiator, aspect to the Great Orme	<b>Bedroom 13 (No. 14)</b> 12'5" x 8'6" (3.8 x 2.6) Central heating radiator, dado rail, wardrobe recess	
<b>En Suite Shower Room</b> Shower cubicle and unit, w.c, wash hand basin, tiled walls, heated towel radiator	<b>En Suite Shower Room</b> Shower cubicle and unit, w.c, wash hand basin, heated towel radiator, tiled walls, double glazed	
<b>Second Floor</b> Stairway off the First Floor Landing to Second Floor, walk in store linen cupboard	<b>Owners Accommodation</b> Although this is accessed off the Reception Hall there is also a separate front door off the promenade, steps leading down	
	<b>Long Hallway</b> Mater cupboard, laminate flooring	













## AGENTS NOTES;

Viewing Arrangements By appointment with Sterling Estate Agents on **01492-534477**

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
A (91-100)			A (10-15)		
B (81-90)			B (16-20)		
C (71-80)			C (21-25)		
D (61-70)			D (26-30)		
E (51-60)			E (31-35)		
F (41-50)			F (36-40)		
G (31-40)			G (41-45)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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