

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







Reception Hall 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

Dining Room 31'5" x 12'9" (9.6 x 3.9)

Into bay window overlooking the bay and promenade, central heating radiator, decorative ceilings

Guest Lounge 16'8" x 13'5" (5.1 x 4.1)

Into bay window, fireplace with decorative floral tiled inset and electric fire, dado rail

Preparation Serving Kitchen

Fitted shelving, 'Dumb Waiter'

Rear Utility Store 17'8" x 11'9" (5.4 x 3.6)

Oak strip flooring, fire door

Separate W.C and Wash Hand Basin

Ground Floor Bedroom (No.3) 11'9" x 10'1" (3.6 x 3.09)

Dado rail, central heating radiator

En Suite Shower Room

Shower cubicle and unit, w.c. wash hand basin, heated towel radiator

Stairway from the Hall to First Floor and Landing, dado rail, walk in linen store cupboard

Bedroom 2 (No.8) 19'0" x 18'0" (5.8 x 5.5)

Double aspect room and bay window, 2 central heating radiators

En Suite Bathroom

Panel bath, shower, vanity wash hand basin, w.c, central heating radiator, illuminated mirror

Bedroom 3 (No. 6) 18'0" x 12'5" (5.5 x 3.8)

Bay window, 2 central heating radiators, dado rail

En Suite Shower Room

Shower cubicle and unit, w.c, wash hand basin, central heating radiator, tiled walls

Bedroom 4 (No. 5) 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

En Suite Shower Room

Shower cubicle and unit, wash hand basin, w.c, tiled walls, heated towel radiator

Bedroom 5 (No. 4) 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

En Suite Shower Room

Shower cubicle and unit, w.c, wash hand basin, tiled walls, heated towel radiator

Stairway off the First Floor Landing to Second Floor, walk in store linen cupboard

Bedroom 6 (No. 11)

Central heating radiator, dado rail fine sea views

Shower cubicle and unit, w.c. wash hand basin, tiled walls, heated towel

19'0" x 13'5" (5.8 x 4.1) Bedroom 7 (No. 12)

2 windows to front aspect and sea views, dado rail, 2 central heating radiators Fitted Commercial Kitchen

En Suite Bathroom

Panel bath, shower and screen, w.c, wash hand basin, tiled walls, heated towel

12'5" x 9'6" (3.8 x 2.9) Bedroom 8 (No. 10)

Dado rail, central heating radiator, double glazed

En Suite Shower Room

Shpwer cubicle and unit, w.c, wash hand basin, heated towel radiator, tiled walls

12'1" x 8'2" (3.7 x 2.5) Bedroom 9 (No. 9)

Wardrobe recess, dado rail, fire door to rear staircase

En Suite Shower Room

Shower cubicle and unit, w.c, wash hand basin, heated towel radiator, half tiled

Top Level

Stairway off the Second Floor Landing to Top Floor

Family Room 10 (No 17)

Dado rail. 2 central heating radiators

En Suite Shower Room

Bedroom 11 (No. 16) 15'1" x 11'5" (4.6 x 3.5)

Central heating radiator, dado rail, sea views

En Suite Shower Room

Shower cubicle and unit, w.c., wash hand basin, tiled walls, heated towel radiator

Bedroom 12 (No. 15) 12'1" x 9'6" (3.7 x 2.9)

Dado rail, central heating radiator, fire door

En Suite Shower Room

Shower cubicle and unit, w.c, wash hand basin, half tiled, heated towel radiator

Bedroom 13 (No. 14) 12'5" x 8'6" (3.8 x 2.6)

Central heating radiator, dado rail, wardrobe recess

En Suite Shower Room

Shower cubicle and unit, w.c, wash hand basin, heated towel radiator, tiled walls, double glazed

Owners Accommodation

Although this is accessed off the Reception Hall there is also a separate front door off the promenade, steps leading down

Long Hallway

Mater cupboard, laminate flooring

14'5" x 11'1" (4.4 x 3.4) Lounge

Into bay window, fitted cupboards and dresser style units either side, central heating radiator

Utility Room

Gas central heating boiler, plumbing for washing machine, freezer and store, stainless steel sink unit, 2 gas hot water boilers

21'3" x 12'5" (6.5 x 3.8)

22'7" x 11'1" (6.9 x 3.4)

14'9" x 6'10" (4.5 x 2.1)

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

Redroom 1 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

Redroom 2 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

Bath, pedestal wash hand basin, double glazed, shower unit,. Separate w.c. tiled walls, wash hand basin, double glazed

Outside

13'5" x 13'5" (4.1 x 4.09) 2 Car Parking spaces at the back of the property

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-Double shower cubicle and unit, wash hand basin, w.c, upvc walls, heated 534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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AGENTS NOTES:

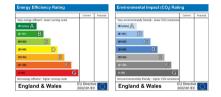
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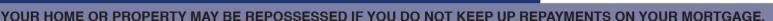
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