

**Bryan Davies  
& Associates**

SELLING HOMES 7 DAYS A WEEK

4 MOSTYN STREET  
LLANDUDNO  
LL30 2PS

(01492) 875125

47 PENRHYN AVENUE  
RHOS ON SEA, COLWYN BAY  
LL28 4PS

(01492) 544551

**AUCTIONEERS**  
●  
**ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

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## White Court Hotel, North Parade, Llandudno, LL30 2LP



**£475,000**

2 Reception - 11 Bedroom - 11 Bathroom

[www.bdahomesales.co.uk](http://www.bdahomesales.co.uk)

# White Court Hotel, North Parade, Llandudno, LL30 2LP

THE VERY WELL PRESENTED DOUBLE FRONTED ELEVEN BEDROOM HOTEL is situated on the North Parade, Llandudno with limited views from the front elevation to the promenade and having all of Llandudno's amenities on the door step.

The accommodation benefits from a good sized self contained owners accommodation and White Court trades in a premier location within Llandudno and has been operated by the same family for the past 28 years. The owners have built an enviable client base over these years and it is their intention to pass the full business over to the new owners.

4 STAR WELSH TOURIST BOARD GUEST ACCOMMODATION FURNISHED & EQUIPPED AS A GOING CONCERN  
(subject to inventory)

COLOUR T.V, TEA AND COFFEE FACILITIES IN ALL ROOMS

GAS CENTRAL HEATING

11 LETTING ROOMS ALL WITH EN-SUITE FACILITIES

GOOD SIZED 2 BEDROOM SELF CONTAINED OWNERS ACCOMMODATION PLUS TOP FLOOR APARTMENT

WI-FI CONNECTED THROUGHOUT

GRADE II LISTED

**North Parade is a Conservation Area and situated adjacent to the Victorian Promenade, beach, shops and Pier. With this in mind the exterior of the building would need to be kept in the design detail of the Victorian period**

**The accommodation comprises:-**

## RECEPTION AREA

A welcoming and spacious entrance with reception desk, telephone point, internet connection and down lighting, dado rail, decorative coved ceiling, wall mounted fire alarm system, single glazed sash window with opaque glazing, double radiator.

## GUEST LOUNGE

Front aspect bay window with views towards the promenade and town centre, dado and picture rails, feature fire surround with inset "Living Flame" gas fire, wall lighting.

## DINING ROOM

Double doors lead from the main reception area into the spacious dining room with dado and picture rails, rear aspect fire door, archway to the main dining area with front aspect bay window with views towards the promenade and town centre, dumb waiter, covers for up to 25 people, 3 single radiators.



## Stairs To First Floor

**CLOAKROOM:** Cloakroom with low level w.c., wash basins, extractor fan, separate store cupboard.

## ROOM 3

Rear aspect single glazed sash window, coved ceiling, double radiator, picture rail, over bathroom storage area, tv and telephone point.

## EN-SUITE BATHROOM

Panelled bath with shower over, tiled walls, shower and screen, wash basin and low level w.c., shaver light fitment, extractor fan, single radiator.

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### ROOM 4 KINGSIZE

Coved ceiling and picture rail, fire door with rear access, tv and telephone points, double radiator.

### EN-SUITE SHOWER ROOM

Fitted shower cubicle with screen door, shower and tiled walls, wash hand basin and low level w.c., shaver/light point and extractor fan.

### ROOM 5 SUPERKING OR TWIN

Front aspect bay window with seaward views, double radiator, picture rail, coved ceiling, over bathroom storage area, tv and telephone points.



### EN-SUITE SHOWER ROOM

Shower cubicle with fitted shower, tiled walls and screen doors, wash hand basin, low level w.c., partly tiled walls, extractor fan, single radiator.

### ROOM 6 -

One front aspect window plus an additional bay window with views of the sea front and town centre, coved ceiling, picture rail, tv and telephone points, 2 double radiators, over bathroom storage area.



### EN-SUITE BATHROOM

Panelled bath with tiled walls, shower and shower screen over, low level w.c., wash hand basin, partly tiled walls, extractor fan, single radiator.

### STAIRS TO UPPER FLOORS

Main landing with single radiator, dado rail.

### ROOM 7

Single glazed window, tv and telephone points, double radiator.

### EN-SUITE BATHROOM

Panelled bath with shower over, shower screen, tiled walls, wash hand basin, low level w.c., partly tiled walls, extractor fan, single radiator.

### ROOM 8

Fire door with rear access, wall lighting, tv and telephone points, double radiator.



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### EN-SUITE SHOWER ROOM

Shower cubicle with fitted shower, folding glazed shower screen, tiled walls, wash hand basin, low level w.c., single radiator.

### ROOM 9 - SUPERKING OR TWIN

Front aspect window with views of the sea front and the town, coved ceiling, tv and telephone points, double radiator.



### EN-SUITE BATHROOM

Panelled bath with shower over, shower screen, partly tiled walls, wash hand basin, low level w.c., single radiator, extractor fan.

### ROOM 10 SUPERKING OR TWIN

Two front aspect windows, tv and telephone points, coved ceiling, wall lighting.



### EN-SUITE BATHROOM

Panelled bath with shower over, shower screen, partly tiled walls, wash hand basin, low level w.c., single radiator.

### STAIRS TO TOP LANDING

Fire door leads to main landing area, dado rail, wall lighting, single radiator, spacious storage area and additional linen cupboard with shelving.

### ROOM 12 - FAMILY SUITE

Fire door gives rear access. This is a double roomed suite with separate accommodation for parents and children. The main sleeping area includes:- rear aspect window, tv and telephone points, double radiator.

### EN-SUITE SHOWER ROOM

En-suite for the main double room with shower cubicle, fitted shower and screen door, wash hand basin and low level w.c., tiled walls, extractor fan, single radiator.

### Archway Into Second Room

### CHILDRENS BEDROOM

Rear aspect window with views of the Gt. Orme, tv and telephone points, single radiator.

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### EN-SUITE BATHROOM

Panelled bath with shower over and tiled walls, wash hand basin, low level w.c., partly tiled walls, extractor fan, single radiator.

### ROOM 14

Front aspect window with views, wash hand basin, coved ceiling, tv and telephone points, double radiator.



### EN-SUITE SHOWER ROOM

Shower cubicle with fitted shower, tiled walls and screen door, low level w.c., extractor fan, single radiator.

### ROOM 15

THE FOUR POSTER SUITE WITH LOUNGE AREA:-

One of the most popular letting rooms in the establishment. From the 2 front aspect windows there are superb views towards the sea and promenade, tv and telephone points, wall lighting, double radiator.



### EN-SUITE BATHROOM

Panelled bath with shower over, tiled walls and shower screen, wash hand basin, low level w.c., partly tiled walls, extractor fan, single radiator.

### TOP FLOOR APARTMENT

Enclosed Staircase Leads To The Upper Level Apartment Which Offers Versatile Living or Family Space.

The accommodation includes:-

### ROOM 1

Velux roof window, eaves storage, tv and telephone points, single radiator.

### ROOM 2

Velux roof window, eaves storage, tv and telephone points, double radiator.

### BATHROOM

Panelled bath with shower over, partly tiled walls and screen, wash hand basin, low level w.c., extractor fan, single radiator.

Access from the Main Reception Area on the Ground Floor to the enclosed stairway leads to:-

### SPACIOUS OWNERS APARTMENT

### ENTRANCE HALL

Telephone point.

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## LOUNGE/DINING ROOM

Feature stone face chimney breast with open fire space, front aspect bay window, wall lighting, tv and telephone points, double radiator.



## BEDROOM 2

Front aspect bay window, tv point, double radiator.

## BATHROOM

Panelled bath, wash hand basin, low level w.c., shower cubicle with fitted shower, tiled walls and screen door, extractor fan, tiled walls.

## BEDROOM 1

Feature arch style sash window with opaque glazing, wall lighting, coved ceiling, tv point, double radiator.

## WORKING KITCHEN

Fully equipped working kitchen with stainless steel units and work tops, tiled walls, "Altro" non slip flooring, 6 ring gas cooker range with extractor hood over, stainless steel sinks and wash hand basin, stainless steel shelving, large fridge and "Hobart" dishwasher, central stainless steel work area and storage, door leading to a rear courtyard and enclosed parking.



## Outside

### FRONT GARDEN

To the front of the property there are steps leading up to the main entrance with gardens set to each side of the steps.

### REAR ENCLOSED YARD

A rear enclosed yard with timber built storage shed and solid built outhouse with water tap and storage area, additional Laundry Room with plumbing for 2 washing machines, space for tumble dryers, floor standing "Kingfisher" heating and hot water boiler, partly tiled walls and floor, 2 hot water tanks. Wall mounted zone controlled panel for selecting heating in guest rooms, space for chest freezer, ample plug sockets, side aspect window.

All the white goods would be included in the agreed sale price.

### ALLOCATED PARKING AT THE REAR OF THE BUILDING

From the Main Courtyard there are steps leading up to the OFF ROAD PARKING AREA with parking for 2 cars or more. Folding gates secure this area.

Additional Parking Permits for guests use can be purchased at a cost of £60 per annum (based on the cost for the year 2017) plus 2 Free Owners Permits.

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## Tenure

Ref: 4549

We have been informed by the vendors that the property is a Leasehold property on a Term of 999 Years, with Mostyn Estates, with a Ground Rent of £10 per annum. The Building and Fire Insurance would need to be arranged with Mostyn Estates direct.

## RATEABLE VALUE

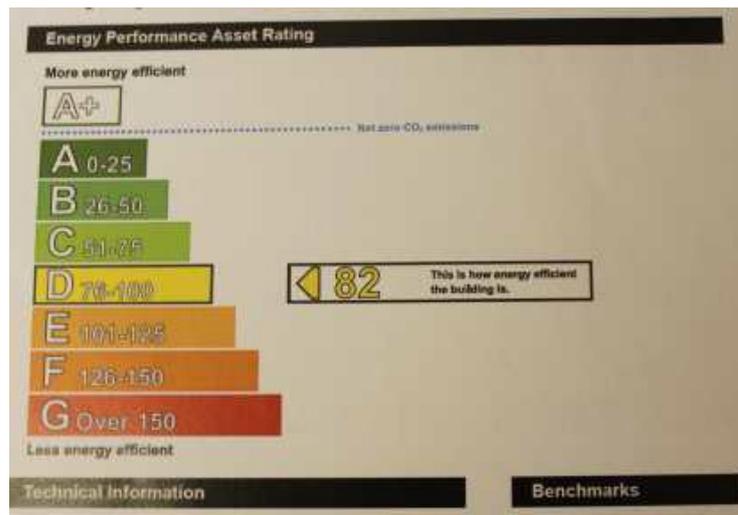
£9,400 for 2017/18

Rates Payable - £1,740 with transition relief

## COUNCIL TAX BAND

Is D obtained via [www.voa.gov.uk](http://www.voa.gov.uk)

## ENERGY PERFORMANCE CERTIFICATE



## DIRECTIONS:

From our Llandudno Office proceed North up Mostyn Street to the roundabout with the Millennium Clock take the third exit onto North Parade and follow the road around up to the mini-roundabout and the property is the first hotel on the left hand side. 30/06/17 Rev 25/09/18

## LLANDUDNO OFFICE OPENING HOURS

Monday to Friday: 8.30 a.m to 5.30 p.m.

Saturday: 8.30 a.m to 4.00 p.m.

Sunday: 1.00 p.m. To 3.00 p.m.

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We will be pleased to arrange a viewing of this Home

01492 875125 or 01492 544551

e mail: [llandudno@bdahomesales.co.uk](mailto:llandudno@bdahomesales.co.uk)

