

**Bryan Davies
+ Associates**

SELLING HOMES 7 DAYS A WEEK

4 MOSTYN STREET
LLANDUDNO
LL30 2PS

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LL28 4PS

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AUCTIONEERS
●
ESTATE AGENTS

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Hatfield House, 12 St Davids Road, Llandudno, LL30 2UL



£385,000

2 Reception - 8 Bedroom - 8 Bathroom

www.bdahomesales.co.uk

Hatfield House, 12 St Davids Road, Llandudno, LL30 2UL

Within 600 yards of the Town centre and Mid-Way between the North and West Shores. This Is An Updated Edwardian Built Three-Storey Semi-Detached Guest House, in an established tree lined grass verged Business Road. It has been well established and upgraded by the current owners who intend retiring. The property features include:-

COLOUR TELEVISIONS IN ALL BEDROOMS

TEA & COFFEE MAKING FACILITIES

EIGHT BEDROOMS ALL WITH PRIVATE SHOWER ROOM OR EN-SUITE SHOWER/BATHROOM

OWNERS LOUNGE, 2 BEDROOMS AND BATHROOM & SHOWER ROOM

GAS CENTRAL HEATING, UPVC DOUBLE GLAZING WHERE SPECIFIED

CAR PARKING

BEING SOLD AS A GOING CONCERN, FURNISHED AND EQUIPPED, SUBJECT TO INVENTORY

The Accommodation Comprises:-

DOUBLE GLAZED FRONT DOOR to:-

PORCH

Decorative tiled floor, dado rail, coved ceiling, inner door to:-

RECEPTION HALL

Double radiator, telephone point, security camera, under stairs storage and small office area.

VISITORS LOUNGE

5.10m 3.48m (16'9" 11'5") Into bay window, Victorian style tiled back mahogany effect fire surround and three wall light points, coved ceiling, radiator.



DINING ROOM

5.93m 3.74m (19'5" 12'3") Into UPVC double glazed bay window, comfortably furnished with up to 16 covers, 3 single radiators, four wall light points, dado rail, decorative leaded coloured window.



KITCHEN

4.68m x 3.22m (15'4" x 10'7") Range of floor, wall and drawer units with round edged worktops, stainless steel sink and double drainer with bi-flo tap, security TV., telephone point.

SEPARATE FREEZER ROOM

With base and wall units, round edged worktops, wall mounted gas fired Worcester combination central heating and hot water boiler.

REAR PORCH

With UPVC double glazed door to the rear.

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EXTENDED PRIVATE LOUNGE/DINING ROOM

6.37m x 3.51m (20'11" x 11'6") Minimum, UPVC double glazed sliding patio door to the rear.

INNER HALL

With UPVC double glazed window.

PRIVATE BEDROOM 1

3.40m x 3.36m (11'2" x 11'0") Radiator, UPVC double glazed window.

PRIVATE BEDROOM 2

3.57m x 2.38m (11'9" x 7'10") UPVC double glazed window, double radiator.

PRIVATE BATHROOM

In pink, with panel bath with Triton shower over, pedestal wash hand basin, low-flush WC., wall tiling, UPVC double glazed window.

PRIVATE SHOWER ROOM

Separate tiled shower stall, WC., pedestal wash hand basin, double radiator, UPVC double glazed window.

A mahogany balustrade stair case leads to:-

First Floor Landing

Double radiator, linen storage cupboard, UPVC double glazed window.

BEDROOM 1

Double - with tea and coffee making facilities, 2 single radiators, UPVC double glazed bay window.



TILED EN-SUITE SHOWER ROOM

BEDROOM 2

Double and single suite - with tea and coffee making facilities, 3 radiators, UPVC double glazed windows.



EN-SUITE THREE-PIECE SHOWER ROOM

BEDROOM 4

Twin - with tea and coffee making facilities, radiator, UPVC double glazed window.



EN-SUITE THREE-PIECE SHOWER ROOM

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BEDROOM 5

Double - with tea and coffee making facilities, double radiator, UPVC double glazed window.

EN-SUITE THREE-PIECE SHOWER ROOM

SHOWER ROOM

Shower cubicle and low-flush WC., UPVC double glazed window.

Second Floor Landing



BEDROOM 6

Double - with tea and coffee making facilities, double radiator, UPVC double glazed window.



EN-SUITE THREE-PIECE SHOWER ROOM

BEDROOM 7

Double and single - with tea and coffee making facilities, two single radiators, UPVC double glazed window.



EN-SUITE THREE-PIECE SHOWER ROOM

ROOM 8

Linen store.

BEDROOM 9

Double - with tea and coffee making facilities, radiator, UPVC double glazed window.



EN-SUITE THREE-PIECE BATHROOM

BEDROOM 10

Double - with tea and coffee making facilities, radiator, UPVC double glazed window.

ENSUITE THREE-PIECE BATHROOM

With UPVC double glazed window.

Outside

FRONT GARDEN

With PARKING FOR 6 CARS dependant on their size.

AT THE REAR

UTILITY ROOM - with plumbing for an automatic washing machine, space for a drier - SEPARATE WORKSHOP/DRY STORE.

DOUBLE OPENING GATES TO PARKING BAY.

Tenure

LEASEHOLD - over a 999 year term from 25th December 1908, with a ground Rent of £8.50 per annum.

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Council Tax Band

Is D - obtained via www.voa.gov.uk

Commercial Energy Performance Certificate



DIRECTIONS:

From our Llandudno Office proceed North along Mostyn Street, turn left into trinity Square to the traffic lights and down Trinity Avenue, take the fourth turning on your right into St David's Road and the property can be viewed on your left within 300 yards. 14/11/18 Rev 12/12/18

LLANDUDNO OFFICE OPENING HOURS

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

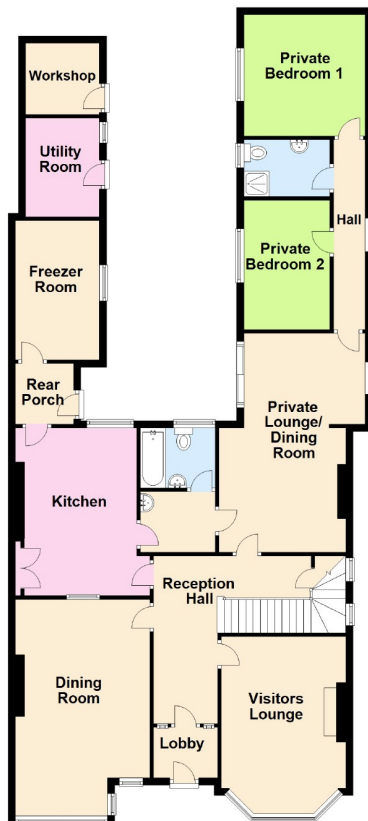
Saturday: 8.30 a.m to 4.00 p.m.

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

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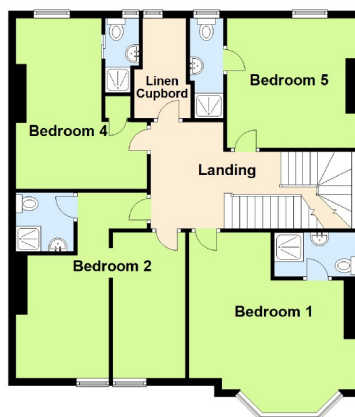
Ground Floor

Approx. 153.7 sq. metres (1654.2 sq. feet)



First Floor

Approx. 96.3 sq. metres (1036.2 sq. feet)



Second Floor

Approx. 85.8 sq. metres (923.4 sq. feet)



Total area: approx. 335.7 sq. metres (3613.7 sq. feet)

We will be pleased to arrange a viewing of this Home

01492 875125 or 01492 544551

e mail: llandudno@bdahomesales.co.uk

