

Ref: SD 2379

Karden House - £390,000

16 Charlton Street, Llandudno



Desirable holiday location – Four star guest house, 10 lettings rooms all with en-suites, owners accommodation and private rear patio, public lounge, bar and dining area. Hotel has been run successfully for 18 years. Situated in Llandudno Town Centre

GUIDE PRICE
£390,000 GUIDE PRICE

CALL US 01492 534881

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There is a top floor living accommodation extending to 2 bedrooms fixtures and fittings are included in the sale. A detailed inventory will be prepared prior to exchange of contract. Centrally heated. Viewings are highly recommended.

Lower Ground Floor has its own separate access with access to guest dining area and bar area.

Access to guest dining area and bar area: 23'00" x 16'02"

Good quality owners' accommodation is included in the sale.

OWNER LOUNGE: 14'00" x 12'00".

OWNERS UTILITY: 15'00" x 14'02"

OWNERS CONSERVATORY: 12'00" x 07'00"

OWNERS BATHROOM

GROUND FLOOR – ENTRANCE HALL

GUEST LOUNGE: 20'00" x 16'00"

GUEST W.C

There are 10 en-suite letting rooms, 2 single, 1 twin, 2 triple rooms, 2 family rooms and 3 double bedroom all with flat screen TVs, tea and coffee making facilities.

LAUNDRY ON THE FIRST FLOOR.

Energy Performance Certificate: D

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St David's Commercial has not tested any fixtures and fittings and cannot therefore guarantee they are in working order. Your home is at risk if you fail to keep up repayments on a loan or mortgage secured upon it.

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). St Davids Commercial for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of

each of the statements contained in these particulars. January 2022. Subject to contract.

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