



Bodeuron Guest House

5 St Marys Road, Llandudno LL30 2UB

Freehold £425,000

- Victorian seaside town of Llandudno
- Charming Victorian Guest House
- Six en suite letting bedrooms
- Two bedroom annexe/owners' accommodation
- Car park (5)
- Currently closed

Ref: 95747

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SP **Sidney
Phillips**



LOCATION

Bodeuron Guest House is located on St Marys Road in the heart of Llandudno, within walking distance of its many restaurants, bars, shops and tourist attractions including the Great Orme, Llandudno Pier, Venue Cymru and two beautiful beaches. It is also within easy reach of the medieval town of Conwy and Eryri (Snowdonia) National Park. Llandudno is served by junction 19 of the A55 North Wales Expressway via The Royal Welsh Way and has an excellent public transport system which includes Llandudno Junction Railway Station.

This detached property dates from the Victorian era and is set over three storeys. It is of brick construction under a pitched tile roof (which was replaced in 2020), with a single storey extension (roof also replaced in 2020), and is beautifully appointed throughout. It briefly comprises:

GUEST HOUSE

GROUND FLOOR:

PORCH VESTIBULE with tiled floor leading to an internal hallway and a staircase to the first floor.

GUEST BREAKFAST ROOM with wooden floors, loose seating for 10, dual aspect windows and a feature fireplace. The breakfast room leads to the KITCHEN which has vinyl flooring, wall and base units, kitchen island and integrated appliances.

LETTING ROOM 7: TWIN ROOM with laminate wood flooring, large bay window and EN SUITE SHOWER ROOM.

FIRST FLOOR:

LETTING ROOM 1: KING SIZE with EN SUITE SHOWER ROOM, wood laminate flooring and views of The Great Orme.

LETTING ROOM 2: DOUBLE, wood laminate flooring with EN SUITE SHOWER ROOM.

LETTING ROOM 3: DOUBLE, wood laminate flooring with EN SUITE SHOWER ROOM.

LETTING ROOM 4: TWIN ROOM, wood laminate flooring with EN SUITE SHOWER ROOM - CURRENTLY SET UP AS A SINGLE ROOM

SECOND FLOOR:

LETTING ROOM 5: KING SIZE or FAMILY ROOM, wood laminate flooring with EN SUITE SHOWER ROOM. Offers views of Eryri.

ROOM 6: Currently used as a STOREROOM.

OWNERS ACCOMMODATION

Located on the ground floor and comprising:

Spacious LOUNGE AREA with wooden flooring, TWO DOUBLE BEDROOMS, SHOWER ROOM and LAUNDRY. The laundry leads to an enclosed private PATIO AREA with sheltered STORAGE AREA and SHED/WORKSHOP of block construction.

EXTERNAL

Beautifully appointed and landscaped GARDEN with raised flower beds, pergola and seating area.
CAR PARK to accommodate 5 vehicles.

THE BUSINESS

Bodeuron Guest House is currently closed due to the owners' personal circumstances. This much loved B&B has been operated by our clients since 2019 but ceased trading in September 2023. Prior to its closure, it had an excellent reputation, enjoying much repeat trade and boasting excellent reviews on booking sites such as TripAdvisor and Google. The business has its own website: www.bodeuron.co.uk

This is an exciting opportunity for new owners to achieve a perfect work/life balance and re-establish this much loved guest house in a charming Victorian seaside town. A genuine reason for sale and chain free.



TENURE & PRICE

FREEHOLD £425,000 to include fixtures and fittings.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LOCAL AUTHORITY

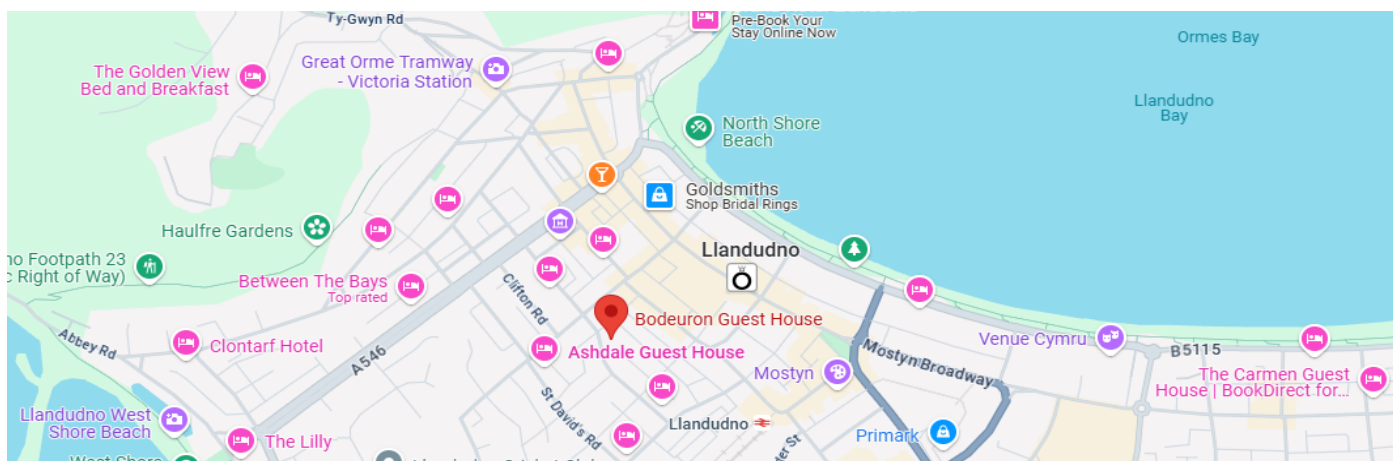
Conwy County Borough Council

Rateable value: £4,300

The business is subject to Small Business Rates Relief.

SERVICES

All mains services are connected.



BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.

EPC Reference: 2456-1842-4585-7510-0566

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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