

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.



# One Bedroom First Floor Apartment Situated Close To Local Amenities

## Description

This one bedroom first floor apartment is split over two levels and is situated close to the local amenities of Colwyn Bay. The accommodation in brief comprises of hallway, wet room, cupboard under the stairs with plumbing for a washing machine, open plan lounge/ kitchen/diner with oak flooring and modern kitchen with integrated oven and hob and plumbing for a dishwasher. Stairs give access to a landing which leads to a double bedroom and a study. Viewing is highly recommended to appreciate the convenient location of the property.

- ✓ ONE BEDROOM FIRST FLOOR APARTMENT
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ MODERN WET ROOM & KITCHEN
- ✓ GAS CENTRAL HEATING
- ✓ NO CHAIN

## Lounge/Kitchen/Diner

4.01m x 4.54m (13'2" x 14'11")



## Wet Room

1.98m x 1.19m (6'6" x 3'11")



## Study

2.94m x 1.93m (9'8" x 6'4")



## Bedroom

3.15m x 2.64m (10'4" x 8'8")



## Location

Situated close to the centre of Colwyn Bay which has a variety of local shops and other amenities. It is conveniently located near to the A55 dual carriageway for easy access to Chester and the motorways beyond

## Directions

From the Rhos On Sea office turn towards the Promenade, turn right onto the Promenade, continue along turn right by The Toad public house, at the crossroads go straight across, at the mini roundabout turn left onto Abergele Road, continue along and turn right onto Woodland Road East, follow round to the right as it turns into Woodlands Road West where No 25 can be found on the right.

NB The vendor owns 1/4 of the freehold Maintenance £100 a quarter

Council Tax Band B  
Energy Performance Rating Band E

1 Bedroom  
First Floor  
Apartment  
Flat 2, 25  
Woodland Road  
West  
Colwyn Bay  
LL29 7DH

**£49,950**

Reduced From **£59,950**

Reference Number: RP2828  
20/04/22

Fletcher & Poole,  
1A, Penrhyn Avenue  
Rhos-on-Sea, LL28 4PS

Registered Company  
Number 4687367

## Valuation

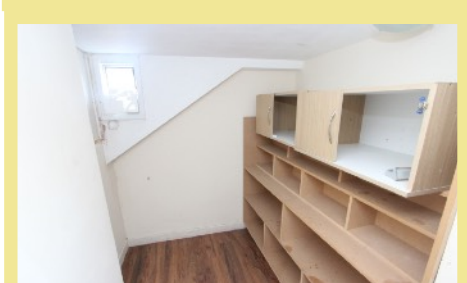
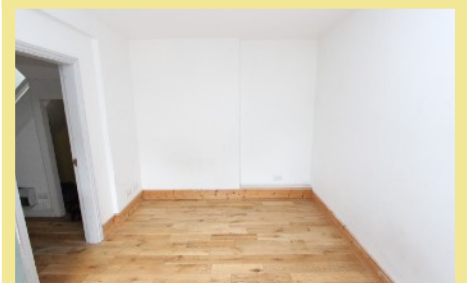
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 549178

email: [rhosonseafletcherpoole.com](mailto:rhosonseafletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64   D
39-54	E	53   E	
21-38	F		
1-20	G		