

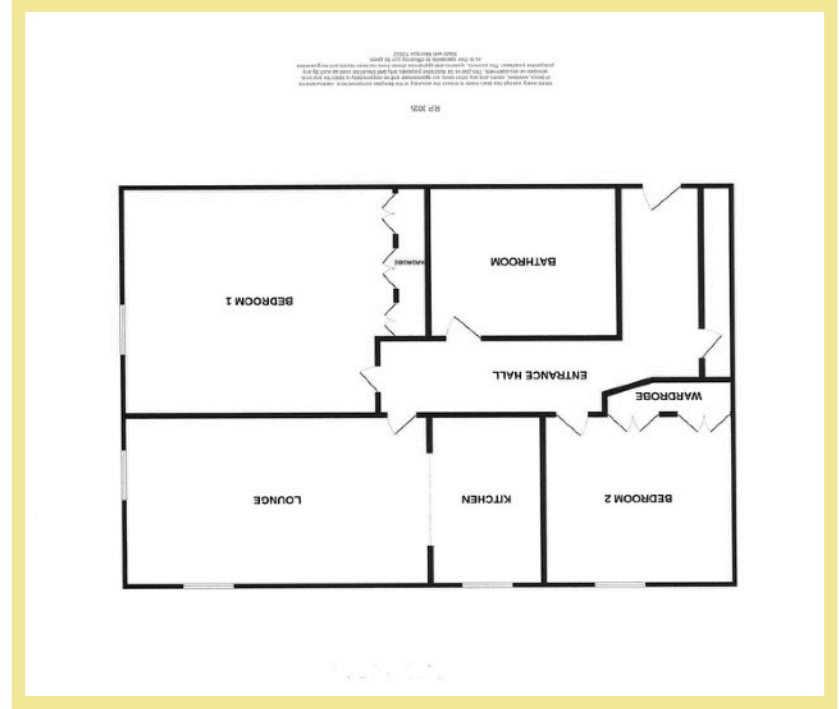
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	80 C	
81-91	B		83 B
92+	A		



Apt 48, Cwrt Bryn Coed,
Coed Pella Road
Colwyn Bay
LL29 7BJ

Two Bedroom Second Floor Retirement Apartment

Description

Situated close to the amenities of Colwyn Bay this two bedroom second floor retirement apartment is part of Cwrt Bryn Coed a well maintained development for people over 55. The facilities include an on site manager and Careline in all the apartments, lift and stairs to all floors, communal lounge, laundry room and a guest suite. Outside there are well maintained communal gardens.

The apartment is situated at the end of the corridor and comprises of hallway with built in storage, double aspect lounge/diner which opens up into a modern kitchen, two double bedrooms and a modern bathroom. Viewing is highly recommended to appreciate the convenient location and presentation throughout.

- ✓ TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT
- ✓ WELL PRESENTED THROUGHOUT
- ✓ PART OF A WELL MAINTAINED DEVELOPMENT
- ✓ SITUATED CLOSE TO THE AMENITIES OF COLWYN BAY

Lounge/Diner

4.88m x 3.18m (16'0" x 10'5")



Kitchen

3.25m x 1.77m (10'8" x 5'10")



Storage

2.36m x 1.25m (7'9" x 4'1")

Bedroom One

3.90m x 2.78m (12'10" x 9'2")

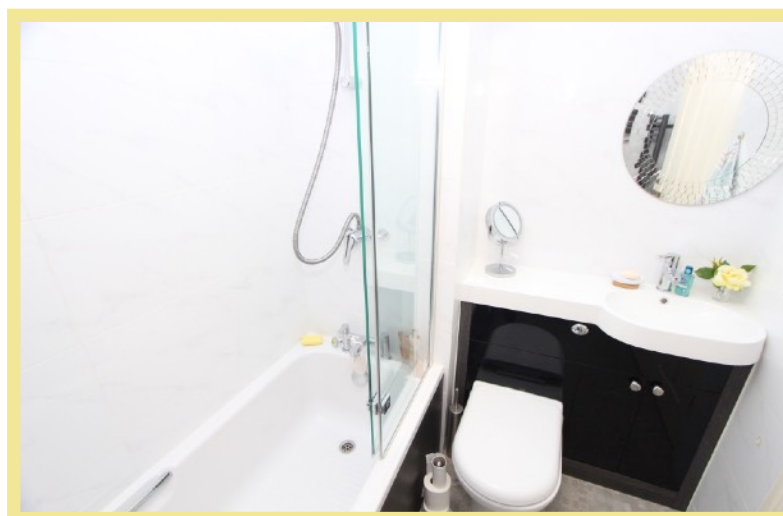


Bedroom Two

4.12m x 2.56m (13'6" x 8'5")

Bathroom

2.06m x 1.77m (6'9" x 5'10")



Location

The property is situated in a sought after area perfectly located for the A55 and all local amenities and within an hours drive of Chester and the motorways beyond. The property is neighboured by Rydal Penrhos School.

Directions

From our Rhos-on-Sea office turn right onto the promenade and continue along the promenade, turn right after the Toad Pub, straight ahead at the crossroads onto Marine Road, at the mini roundabout turn left onto Conway Road, take the second right turn onto Coed Pella Road where Cwrt Bryn Coed can be found on the right hand side.

Council Tax Band: "C" (provided on www.voa.gov.uk)

Energy Performance Rating Band: C

NB Apartment is leasehold on a 125 year lease from 2000

Ground rent is £192 every 6 months March/September
Service charge is £3,480 per annum to include water rates, laundry, building insurance, window cleaning, communal cleaning and maintenance of communal gardens.

2 Bedroom Second Floor Retirement Apartment
Apt 48, Cwrt Bryn Coed,
Coed Pella Road
Colwyn Bay
LL29 7BJ

£99,950

Reduced From £107,000

Reference Number: RP3035
20/10/2022

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
web: www.fletcherpoole.com



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