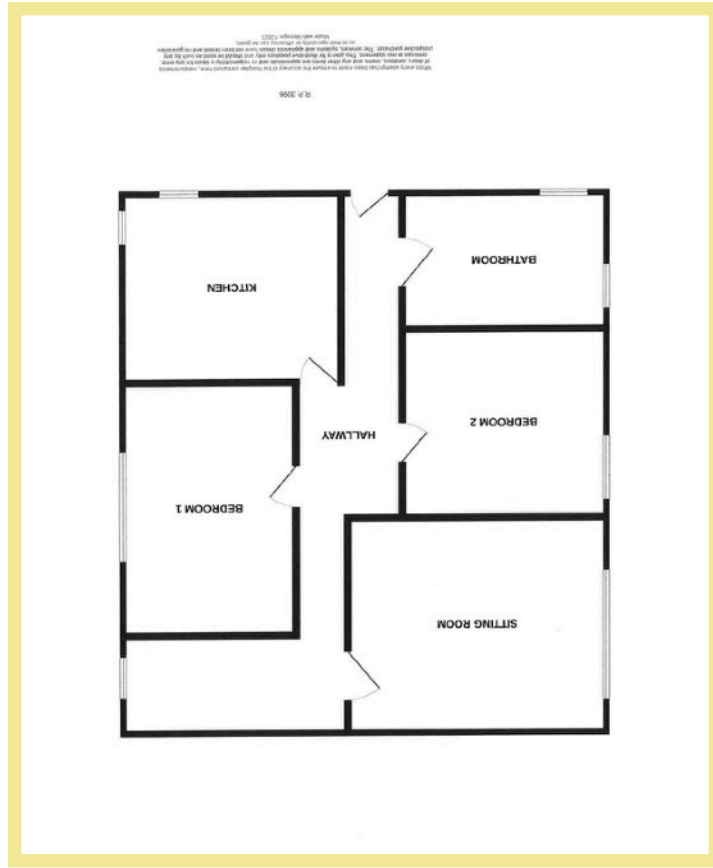


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to services, fittings and equipment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

www.fletcherpoole.com



230c Abergele Road
Colwyn Bay
LL29 8AS

Two Bedroom First Floor Apartment Situated Close To Local Shops & Amenities

Description

This two bedroom first floor apartment is conveniently located for the amenities of Old Colwyn and Colwyn Bay and walking distance to Eirias Park and the promenade. The accommodation is light and spacious and comprises of entrance hallway, two double bedrooms, kitchen, bathroom and a large lounge. The property also benefits from off road parking and a small garden. Viewing is essential to appreciate the location and the accommodation on offer.

- ✓ TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ SITUATED CLOSE TO LOCAL SHOPS & AMENITIES
- ✓ ALLOCATED PARKING SPACE
- ✓ BENEFITS FROM A SMALL REAR GARDEN
- ✓ RENTAL POTENTIAL
- ✓ NO CHAIN

Lounge

4.69m x 4.65m (15'5" x 15'3")



Kitchen

4.16m x 2.42m (13'8" x 8'0")



Bedroom Two

4.52m x 3.16m (14'10" x 10'5")

Bedroom One

4.06m x 3.50m (13'4" x 11'6")



Bathroom

2.62m x 2.26m (8'7" x 7'5")



Location

The property is located on the outskirts of Old Colwyn with its local shops and other facilities. The larger resort town of Colwyn Bay with its larger shops is approximately one mile distance. The A55 dual carriageway is close by for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn right onto the Promenade and first right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight ahead at the roundabout and join the A55 in the direction of Chester leave the A55 at the second junction signposted Old Colwyn and turn right at the end of the slip road and proceed to the roundabout, take the fourth right onto Abergele Road where No 230c can be found on the left.

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

Energy Performance Rating Band "D"

NB Apartment is leasehold on a 999 year lease
 Building insurance is £500 per annum split 4 ways
 Maintenance is split 4 ways when needed
 No Ground Rent

2 Bedroom
 First Floor
 Apartment
 230c Abergele Road
 Colwyn Bay
 LL29 8AS

**OFFERS OVER
 £85,000**

Reduced from £119,950
NO CHAIN

Reference Number: RP3096
 31/01/23

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

