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www.fletcherpoole.com

Fletcher & Poole



5 Plas Heulog
Albert Road
Old Colwyn
LL29 9TH

Purpose Built Two Bedroom Ground Floor Apartment Situated Close To Local Shops & Amenities

Description

Part of Plas Heulog this purpose built two bedroom ground floor apartment is for people over 55. It is part of Clwyd Alyn leasehold scheme where you would purchase the property based on a 70% market value and would sell the property based on a 70% market value. The lease is 60 years once purchased. The good size accommodation is close to the local shops and amenities of Old Colwyn and comprises of hallway with good size built in storage, lounge/diner, two good size bedrooms and bathroom. There is upvc double glazing and gas central heating. Outside to the rear of the apartment there is a paved garden area.

- ✓ PURPOSE BUILT TWO BEDROOM GROUND FLOOR APARTMENT FOR PEOPLE OVER 55
- ✓ GOOD SIZE ACCOMMODATION WITH OUTDOOR SPACE
- ✓ CLOSE TO LOCAL SHOPS & AMENITIES
- ✓ NO CHAIN

Lounge/Diner

5.27m x 3.18m (17'4" x 10'5")



Kitchen

2.87m x 1.98m (9'5" x 6'6")



Bedroom One

2.89m x 3.66m (9'6" x 12'0")



Bedroom Two

4.21m x 2.56m (13'10" x 8'5")

Bathroom

2.05m x 1.52m (6'9" x 5'0")



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 is approximately two 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 towards the Promenade, turn right onto the Promenade, continue along this road turning right for Old Colwyn, continue to the roundabout, take the first exit onto Abergele Road, turn left onto Albert Road opposite the CO-OP garage.

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

Energy Performance Rating Band C

NB Monthly service charge £168.13

2 Bedroom
Ground Floor
Apartment

5 Plas Heulog
Albert Road
Old Colwyn
LL29 9TH

£90,000

NO CHAIN

Reference Number: RP3226
9/05/23

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		