

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.

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Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Apartment 6, Cwrt Bryn Coed
 Coed Pella Road
 Colwyn Bay

Beautifully Presented One Bedroom Ground Floor Retirement Apartment

Description

This beautifully presented one bedroom ground floor retirement apartment is part of Cwrt Bryn Coed, a well maintained development for over 55's. The facilities include lift and stairs to all floors, a communal lounge and laundry room, guest room and careline in all apartments. The accommodation is on the ground floor and has its own personal access to the outside. The apartment comprises of hallway, modern shower room with a good size store cupboard, lounge/diner with access to communal garden, modern kitchen and large bedroom with fitted wardrobes. There is double glazing throughout and electric heaters. Outside there are communal gardens. Viewing is essential to appreciate the unique layout and location this property has to offer.

- ✓ BEAUTIFULLY PRESENTED GROUND FLOOR RETIREMENT APARTMENT
- ✓ SITUATED CLOSE TO THE LOCAL AMENITIES OF COLWYN BAY
- ✓ PART OF A WELL MAINTAINED DEVELOPMENT
- ✓ PROVIDE ACCESS TO APARTMENT & COMMUNAL GARDEN

Shower Room

2.36m x 2.13m (7'9" x 7')



Bedroom One

4.22m x 2.81m (13'10" x 9'3")



Lounge

4.85m x 3.30m (15'11" x 10' 10")



Storage

1.57m x 1.12m (5'2" x 3'8")

Kitchen

2.23m x 2.22m (7'4" x 7'3")



Agents Notes: Ground Rent £361.92 every 6 months. Leasehold on a 125 year lease from 2000. Service charge is £2,348 per annum to include water rates, laundry, building insurance, window cleaning, communal cleaning and maintenance of communal gardens.

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"

Energy Performance Rating Band : C

1 Bedroom Ground Floor Apartment

Apartment 6, Cwrt Bryn Coed
Coed Pella Road
Colwyn Bay
LL29 7BJ

£89,500

Reduced From £95,000

Reference Number: RP3351
24/08/23

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

