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Services, fittings and equipment referred to in the sales details have not been tested

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Fletcher & Poole



Flat 1, 7 York Road  
Colwyn Bay  
LL29 7ED

# Well Presented Two Bedroom Ground Floor Flat Situated Close To Local Amenities

## Description

This well presented two-bedroom ground floor flat is situated close to the local shops, schools, and amenities of Colwyn Bay. The property offers a wealth of accommodation and a modern feel throughout. In brief the accommodation comprises of entrance hallway, large lounge with bay window, two double bedrooms, one of which benefitting from French doors out into private rear garden, modern kitchen also with access to rear garden and modern bathroom. To the rear is a low maintenance and good size rear garden benefitting from a shared path for rear/bin access. Viewing is essential to appreciate the spacious layout, location, and modern feel throughout.

- ✓ WELL-PRESENTED TWO BEDROOM GROUND FLOOR FLAT
- ✓ SITUATED CLOSE TO THE LOCAL AMENITIES, SCHOOLS, AND SHOPS
- ✓ MODERN KITCHEN AND BATHROOM
- ✓ SPACIOUS ACCOMMODATION
- ✓ NO CHAIN

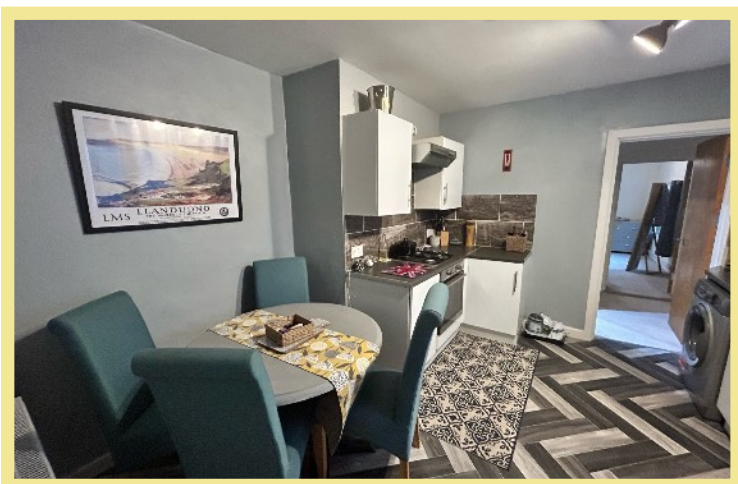
## Lounge

18'3" x 13'3" (5.56m x 4.03m).



## Kitchen

12'9" x 12'5" (3.88m x 3.78m)



## Bedroom One

14'2" x 12'7" (4.30m x 3.84m)



## Bedroom Two

13'3" x 12'2" (4.03m x 3.71m)

## Bathroom

7'7" x 5'10" (2.31m x 1.77m)



## 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 the road up, turn left onto York Road where No 7 can be found on the left.

Energy Performance Rating Band TBC

Council Tax Band: "A" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

NB The property is on a 999 year lease from 2018  
Ground rent is £10 per annum  
Maintenance charge is £63 per month

2 Bedroom  
Ground Floor Flat

Flat 1, 7 York Road  
Colwyn Bay  
LL29 7ED

£114,950

Reference Number: RP3405  
25/10/23

Fletcher & Poole,  
Haddon Court, Penrhyn Avenue  
Rhos-on-Sea, LL28 4NH

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)

