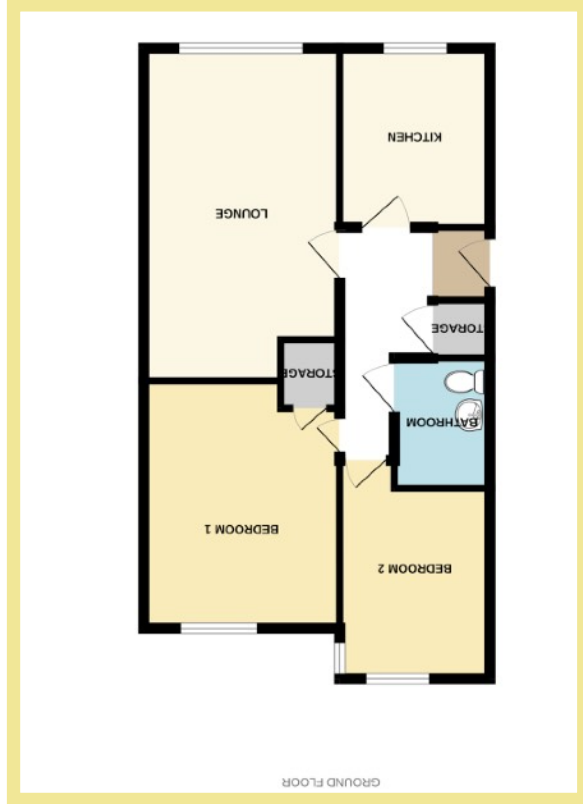


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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

F&P



3 Plas Heulog
Albert Road
Old Colwyn
LL29 9TH

Purpose Built Two Bedroom Ground Floor Apartment For People Over 55 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, kitchen, two good sized bedrooms and a bathroom. There is UPVC double glazing and gas central heating. Outside to the rear of the apartment is a paved garden area.

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

Lounge/Diner

5.34m x 3.14m (17'6" x 10'4")



Kitchen

2.88m x 1.99m (9'6" x 6'7")



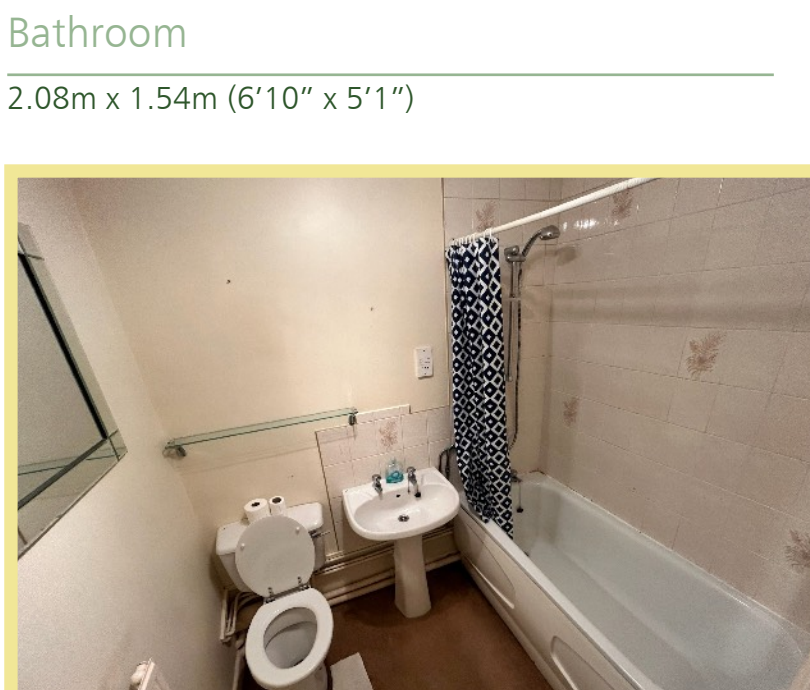
Bedroom One

3.94m x 2.89m (12'11" x 9'6")



Bedroom Two

3.48m x 2.57m (11'5" x 8'5")



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 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 TBC

NB Monthly service charge £168.13

2 Bedroom
Ground Floor
Apartment

3 Plas Heulog
Albert Road
Old Colwyn
LL29 9TH

£82,500

NO CHAIN

Reference Number: RP3464
18/01/24

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: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com

