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

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Fletcher & Poole



Apt. 3, 2 Rivières Avenue
Colwyn Bay
LL29 7DP

Beautifully Presented Two Bedroom Second Floor Apartment Situated Close To Local Amenities

Description

A beautifully presented two bedroom second floor apartment close to the local amenities of Colwyn Bay. The shared communal entrance gives access to just two apartments.

The apartment briefly comprises of:

Stairs to a small landing with the second set of stairs up into the apartment and onto a spacious hallway, large light lounge, kitchen/diner with integrated appliances, bedroom one with ensuite shower room, bathroom and second bedroom and a large storage cupboard.

There is off road parking space at the rear of the property.

The apartment benefits from UPVC double glazing and gas central heating throughout.

Viewing is highly recommended to appreciate the light spacious layout and location.

- ✓ BEAUTIFULLY PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT
- ✓ SEA GLIMPSES TO REAR & WOODLAND VIEWS TO FRONT
- ✓ LIGHT & SPACIOUS LAYOUT
- ✓ OFF ROAD PARKING SPACE AT THE REAR OF THE PROPERTY
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ NO CHAIN

Lounge

5.05m x 4.52m (16'7" x 14'10")



Kitchen/Diner

4.06m x 2.88m (13'4" x 9'5")



Hallway

6.53m x 2.02m (21'5" x 6'8")

Master Bedroom

3.39m x 3.26m (11'2" x 10'9")



Ensuite

3.14m x 0.76m (10'4" x 2'6")

Bedroom Two

3.33m x 3.03m (10'11" x 9'11")

Bathroom

2.84m x 1.51m (9'4" x 5'0")



Storage Cupboard

2.17m x 1.82m (7'1" x 6'0")

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 right towards the Promenade, turn right on to 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, turn right onto Coed Pella Road where Rivieres Avenue can be found on the left.

Council Tax Band B

Energy Performance Rating Band C

NB Apartment is leasehold
Maintenance: £40 per month
Ground rent: £100 per annum

2 Bedroom
Second Floor
Apartment

Apt.3, 2 Rivieres
Avenue
Colwyn Bay
LL29 7DP

£119,950

Reference Number: RP3532
20/03/24

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: rhosonseafletcherpoole.com
web: www.fletcherpoole.com

