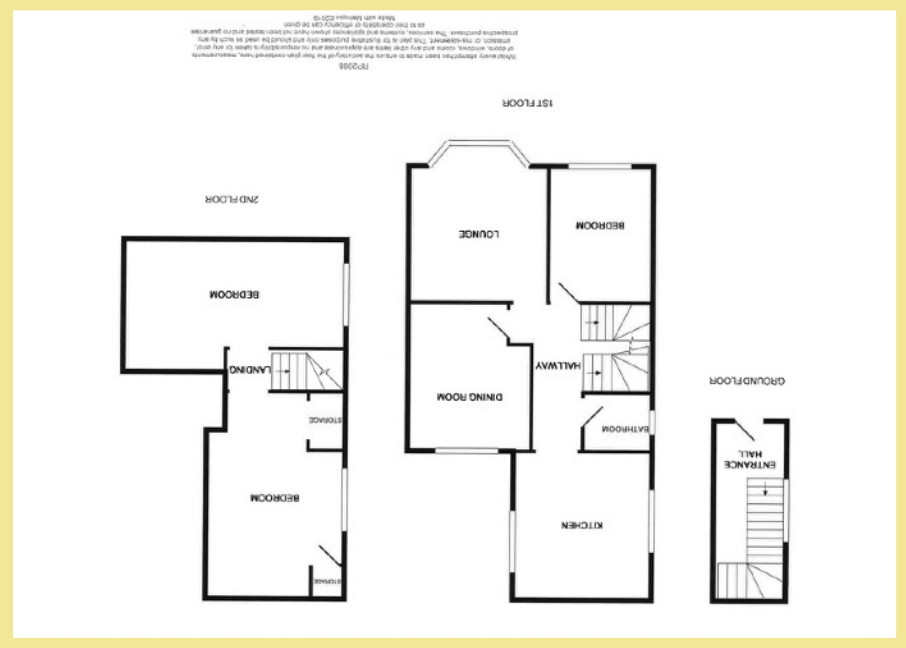


We endeavour to make our sales details accurate and reliable

www.fletcherpoole.com

Fletcher & Poole



Apt 1, 1 Bodelwyddan Avenue
Old Colwyn
LL29 9NW

Three/Four Bedroom Maisonette Situated In A Convenient Location

Description

This three/four bedroom maisonette is situated in a convenient location of Old Colwyn, close to local amenities.

The accommodation is set over three floors and is in need of updating throughout. To the first floor there is a kitchen, lounge, bedroom, dining room/bedroom four and bathroom. To the second floor there are two bedrooms. To the rear is a garden laid to lawn. The property is well worth viewing to appreciate the potential.

- ✓ THREE/FOUR BEDROOM MAISONETTE
- ✓ REQUIRES UPDATING THROUGHOUT
- ✓ WELL PLANNED ACCOMMODATION
- ✓ ENJOYS DISTANT SEA VIEWS
- ✓ CASH BUYERS ONLY
- ✓ NO CHAIN

Kitchen

13'5" x 11'10" (4.09m x 3.60m) Maximum



Lounge

13'6" x 12'4" (4.11m x 3.76m)



Bedroom Two

16'8" x 11'8" (5.08m x 3.55m)

Bedroom Three

13'6" x 11'3" (4.11m x 3.43m).

Bedroom Four

8'7" x 8'3" (2.61m x 2.51m)

Bedroom One

20'1" x 9'11" (6.12m x 3.02m)



Bathroom

6'3" x 5'4" (1.90m x 1.62m) Maximum



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 with its larger shops 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, then right onto the Promenade, pass Porth Eirias Restaurant, turn right signposted Colwyn Bay and Old Colwyn, at the roundabout turn left onto Abergele Road, Bodelwyddan Avenue is on the right just past Aldi.

NB Flat is leasehold on a 99 year lease from 1990 with 68 years remaining

Ground rent £30 per year from 25th March 2022
Insurance is split between 2 flats each pays £382.81 form March 2022 £412.81
Maintenance is split 50/50 as needed

Council Tax Band: "B" (provided on www.voa.gov.uk)
Energy Performance Rating Band E

3/4 Bedroom
Maisonette
Apt 1,
1 Bodelwyddan
Avenue
Old Colwyn
LL29 9NW

£124,950

Reduced From £129,950
NO CHAIN

Reference Number: RP2088
8/10/21

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

