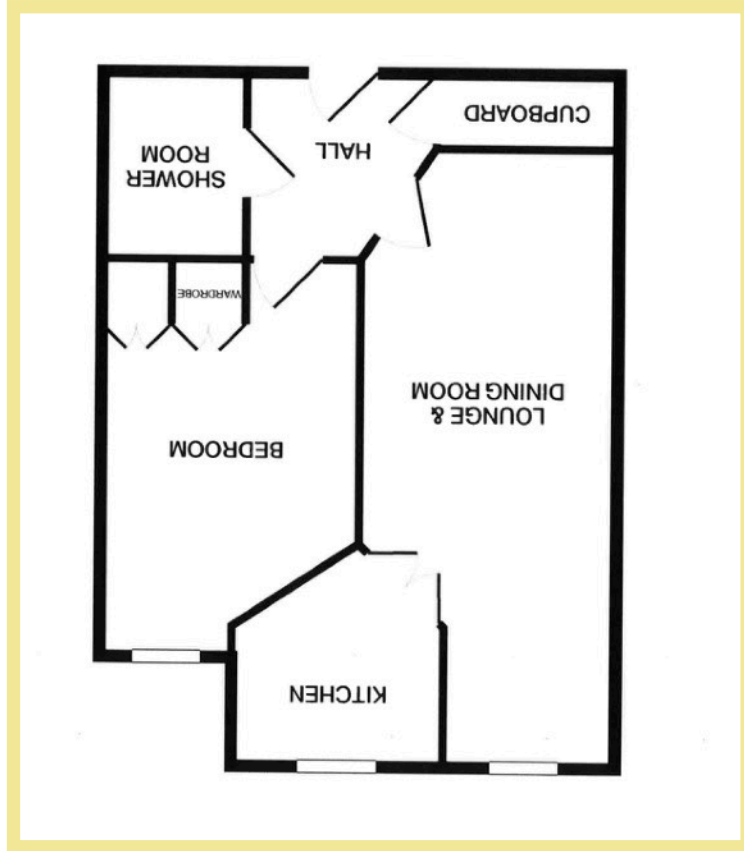


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



37 Cwrt Bryn Coed
Coed Pella Road
Colwyn Bay
LL29 7BJ

Beautifully Presented One Bedroom Purpose Built Retirement Apartment Situated Close To Local Amenities

Description

This one bedroom purpose built 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 an on site manager and Careline in all apartments. The accommodation is on the second floor and has been modernised to a high standard by the present owners to include a new modern contemporary kitchen with integrated appliances which includes a new fridge/freezer, a Neff slide and hide electric oven, a modern shower room and a new boiler. The apartment comprises hall with access to a storage cupboard housing the boiler (fitted in 2017) lounge/diner with marble flame effect feature fireplace, modern kitchen with integrated appliances, bedroom with built in wardrobes and modern shower room. There is double glazing throughout and storage heaters. To the outside there is access to communal gardens.

- ✓ ONE BEDROOM PURPOSE BUILT RETIREMENT APARTMENT
- ✓ SITUATED CLOSE TO THE LOCAL AMENITIES OF COLWYN BAY
- ✓ REFURBISHED THROUGHOUT BY THE PRESENT OWNERS
- ✓ PART OF A WELL MAINTAINED DEVELOPMENT
- ✓ ACCESS TO COMMUNAL GARDENS
- ✓ OPTION TO PURCHASE FURNITURE

Lounge/Diner

7.12m x 3.28m (23'4" x 10'9")



Kitchen

2.28m x 2.15m (7'6" x 7'1")



Hall

2.26m x 2.11m (7'5" x 6'11") Maximum

Bedroom

4.82m x 2.80m (15'10" x 9'2")



Shower Room

2.09m x 1.70m (6'10" x 5'7")



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" (provided on www.voa.gov.uk)
Energy Performance Rating Band "B"

NB Apartment is leasehold on a 125 year lease from 2000

Ground rent is £723.84 per annum
Service charge is £2557.40 per annum to include water rates, laundry, building insurance, window cleaning, communal cleaning and maintenance of communal gardens

1 Bedroom
Second Floor
Apartment

37 Cwrt Bryn Coed
Coed Pella Road
Colwyn Bay
LL29 7BJ

£89,950

Reference Number: RP2377
19/07/23

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		