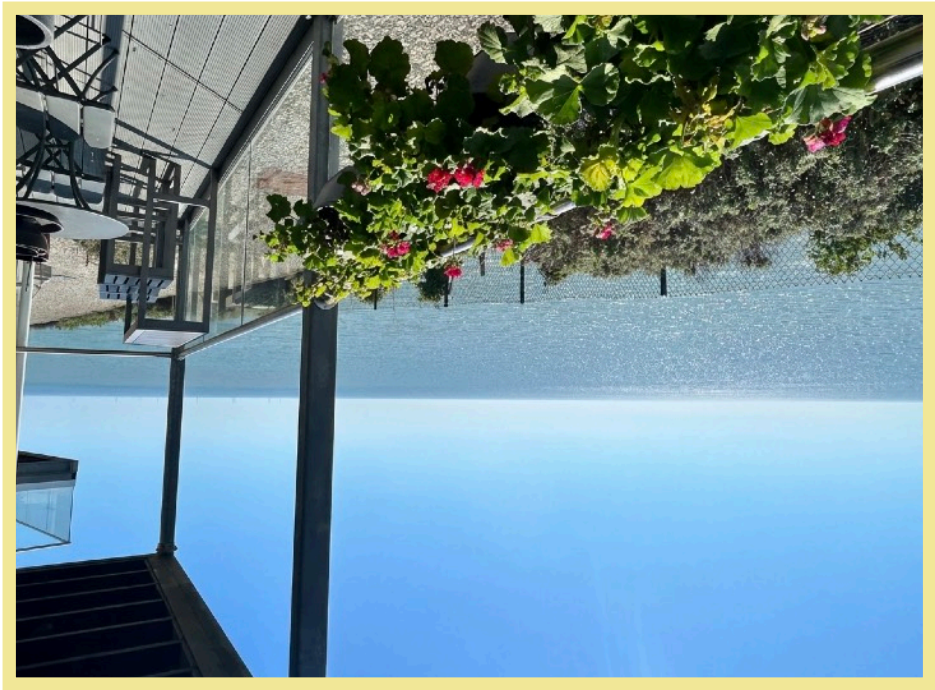


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcher&poole.com



Apt 3, The View
Penmaen Bod Elias
Old Colwyn
LL29 8BL

Modern Two Bedroom Ground floor Apartment Enjoying Stunning Sea & Coastline Views

Description

This modern two bedroom ground floor apartment has the most stunning views of the sea and coastline which can be enjoyed not only from the lounge and bedrooms but also the good size balcony. Viewing is recommended to appreciate the modern contemporary interior that includes an open plan lounge, kitchen, diner and master bedroom with an ensuite wet room. As part of the well-maintained development of Penmaen Bod Elias the apartments are set within landscaped communal grounds with a secure, gated entrance and parking for both residents and visitors. There is also a communal roof terrace that all residents can make use of. The apartment comprises of hallway with fitted storage, an open plan lounge, kitchen, diner with integrated kitchen appliances and French doors onto the balcony, two double bedrooms, one with an ensuite wet room and a bathroom. There is gas central heating and UPVC double glazing. There is an excellent bus service every 12 minutes to Llandudno and Rhyl.

- ✓ MODERN TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ STUNNING SEA AND COASTLINE VIEWS FROM THE LOUNGE & BEDROOMS
- ✓ WELL MAINTAINED PROPERTY BENEFITTING FROM A GOOD SIZE BALCONY
- ✓ ALLOCATED PARKING, SECURE COMMUNAL ENTRANCE & LIFT TO ALL FLOORS

Lounge/Dining Area

5.00m x 4.99m (16'5" x 16'4") Maximum



Kitchen Area

3.25m x 3.17m (10'8 x 10'5")



Bedroom One

5.47m x 3.46m (17'11" x 11'4") Maximum



Ensuite

2.20m x 1.51m (7'3" x 5'0")



Bedroom Two

4.95m x 3.20m (16'3" x 10'6") Maximum

Bathroom

2.06m x 1.75m (6'9"x 5'9")

Location

Situated 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 Snowdonia, Chester and the motorways beyond.

Directions

From the Rhos on Sea office turn right onto the Promenade, continue along this road nearly to the end, bear right towards Old Colwyn, turn left at the roundabout onto Abergele Road, continue through Old Colwyn to the top of the hill turn left onto Penmaen Bod Elias.

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

NB The apartment is leasehold on a 999 year lease
Maintenance is £450 per quarter

2 Bedroom Ground Floor Apartment

Apt.3, The View
Penmaen Bod Elias
Old Colwyn
LL29 8BL

£249,950

Reference Number:RP4197
2/02/26

Fletcher & Poole,
1A, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

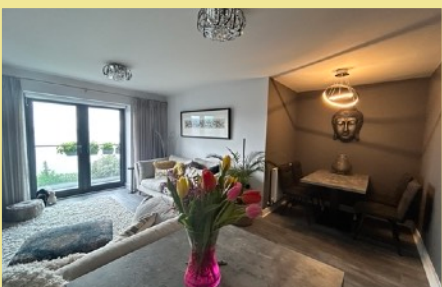
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 84 B | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |