

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.

We strongly recommend that all the information which we provide about the property is verified by your adviser.

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.

Offer or contract. The seller does not make any representation or warranty in relation to the property and we have no authority to do so on behalf of the seller or for any other person.

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.

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FIRST FLOOR



**Apt 25, Cwrt Bryn Coed
Coed Pella Road
Colwyn Bay
LL29 7BJ**

Light & Spacious One Bedroom First Floor Retirement Apartment Situated Close To Local Amenities Of Colwyn Bay

Description

Apartment 25 is a light & spacious one bedroom first floor retirement apartment set within the "Cwrt Bryn Coed" development which offers independent living for the over 55's.

Well managed & maintained with a secure communal intercom entrance, lift & stairs to all floors, communal lounge, laundry room and guest suite and benefitting from "careline" facilities in each apartment. All set within beautifully maintained communal gardens.

Close to the local shops, cafes, bus stop & other amenities in Colwyn Bay. A short drive to Rhos on Sea for the promenade & beach.

The apartment comprises of:-

Hallway with good sized storage cupboard, light & spacious lounge/diner with galley doors into the kitchen, double bedroom with fitted wardrobe and modern shower room.

UPVC double glazed windows & electric heating throughout.

Viewing is highly recommended to appreciate this well managed retirement development and it's convenient location

- ✓ ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT
- ✓ PART OF A WELL MANAGED & MAINTAINED INDEPENDENT LIVING DEVELOPMENT FOR THE OVER 55'S
- ✓ COMMUNAL LOUNGE, LAUNDRY ROOM & GUEST SUITE
- ✓ SET WITHIN BEAUTIFUL COMMUNAL GARDENS
- ✓ SITUATED CLOSE TO THE LOCAL AMENITIES IN COLWYN BAY
- ✓ NO CHAIN

Lounge/Diner

7.12m x 3.24m (23'4" x 10'8")



Kitchen

2.31m x 1.44m (7'7" x 4'9")



Entrance Hall

2.27m x 2.16m (7'6" x 7'1")

Bedroom

4.13m x 2.80m (13'7" x 9'2")



Shower Room

2.11m x 1.70m (6'11" 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"
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 £2,614.10 per annum

To include water rates, laundry, building insurance, window cleaning, cleaning of communal areas and maintenance of communal gardens.

1 Bedroom First Floor Apartment

Apt 25, Cwrt Bryn Coed Coed Pella Road Colwyn Bay LL29 7BJ

£64,950

NO CHAIN

Reference Number: RP4206
9/02/26

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

