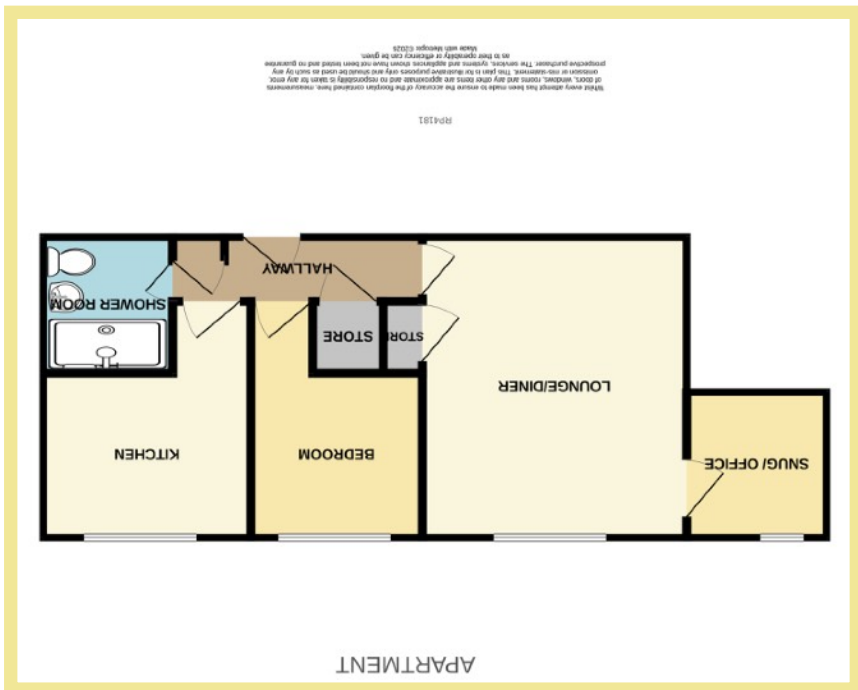


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



One Bedroom Second Floor Apartment With Allocated Garage & Off Road Parking, Set Within A Well Maintained Development In A Convenient Location

Description

This one bedroom 2nd floor apartment has the benefits of an allocated garage, off-road parking and far reaching sea views. Set within the beautiful communal gardens in the well maintained development of “Rhos Gwyn” in Old Colwyn. Walking distance to the local shops, bus stop, promenade & beach. A short drive from both Colwyn Bay & Rhos on Sea. The apartment comprises of:- Communal entrance with secure intercom entry system, hallway with built-in storage, lounge with picture window and far reaching sea views opening into the office room, kitchen, bedroom and shower room. UPVC double glazed windows and electric heating are throughout the apartment. Outside to the front of the building there is an allocated garage and off-road parking in the residents communal car park, communal refuse room and beautiful communal gardens. Viewing is recommended to appreciate the convenient location this apartment offers.

- ✓ ONE BEDROOM 2ND FLOOR APARTMENT
- ✓ ALLOCATED GARAGE
- ✓ OFF-ROAD PARKING
- ✓ COMMUNAL ENTRANCE WITH SECURE INTERCOM SYSTEM
- ✓ COMMUNAL GARDENS
- ✓ FAR REACHING SEA VIEWS
- ✓ SET WITHIN A WELL-MAINTAINED DEVELOPMENT
- ✓ CONVENIENT LOCATION-CLOSE TO LOCAL SHOPS & AMENITIES

Lounge

13’2” x 10’4” (4.00m x 3.14m)



Kitchen

9’2” x 6’9” (2.80m x 2.05m)



Office

6’5” x 6’2” (1.94m x 1.87m)

Bedroom

10’1” x 7’4” (3.06m x 2.24m)



Shower Room

6’2” x 6’1” (1.88m x 1.87m)



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 Chester and the motorways beyond.

Directions

From the Rhos on Sea office turn towards the Promenade, turn right onto the Promenade. Continue along this road to the end, bear right onto Wynnstay Road, continue to the top of the road, bear left onto Abergele Road, as you go up the hill Rhos Gwyn is on the left hand side. When approaching from the side of the property near the garden there is only one flight of stairs to the second floor.

Council Tax Band: ”B” (provided on www.voa.gov.uk)

Energy Performance Rating Band D

NB: Apartment is leasehold on a 999 year lease from 1990

Service charge: £115 pcm payable to Rhos Gwyn Management Ltd

INCLUDES:-
Buildings insurance, cleaning & maintenance of the communal areas & gardens

1 Bedroom Second Floor Apartment

Apt.26 Rhos Gwyn
493 Abergele Road
Old Colwyn
LL29 9AE

£94,950

Reference Number:RP4181
13/01/26

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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |