

We endeavour 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.

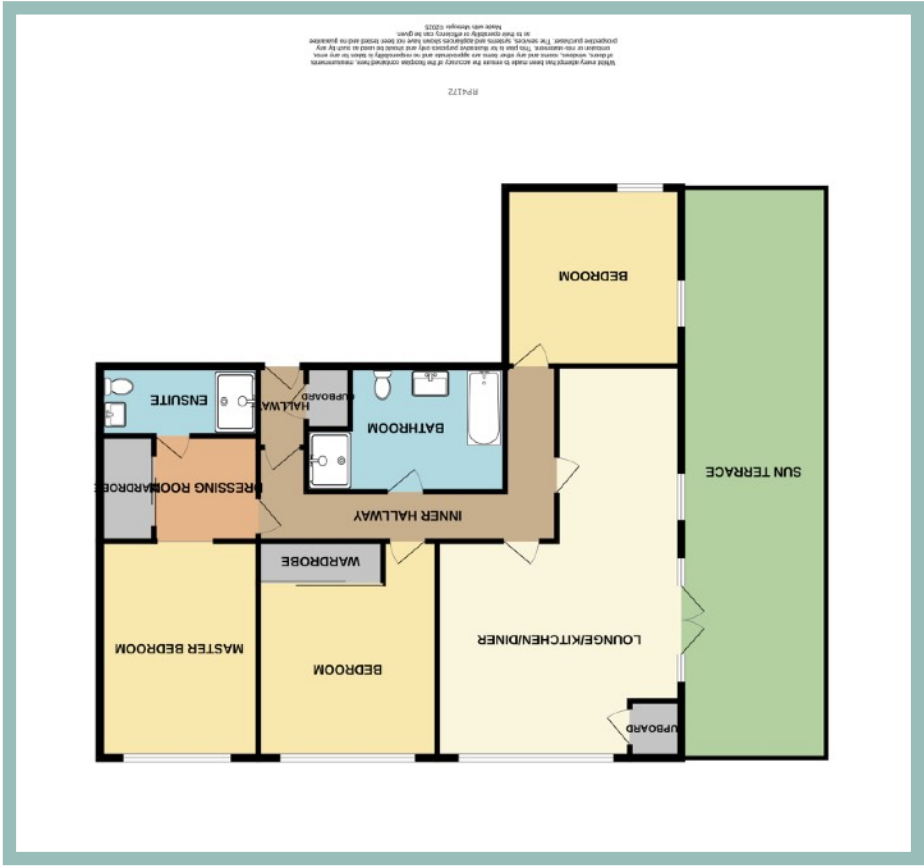
Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



Fletcher & Poole

DIAMOND COLLECTION

www.fletcherpoole.com



Spacious, Immaculate & Stylish Three Bedroom Penthouse Apartment With Large Sun Terrace Benefitting From Stunning Panoramic Sea Views Of The North Wales Coastline

Description

No:26 is a spacious, immaculate & stylish three bedroom penthouse apartment with the benefit of a large, private sun terrace with stunning sea views over the North Wales coastline & hills from almost every aspect.

Situated within the well managed & well maintained, gated development of Penmaen Bod Elias.

The contemporary apartment has a light & spacious interior-finished to a high standard throughout.

The apartment comprises of:-

Secure communal entrance, lift & stairs to all floors, apartment entrance hallway with large built-in storage cupboard, inner hallway leading to the large open-plan lounge/kitchen/diner with floor to ceiling windows with those stunning sea views over the Bay. Modern, contemporary fitted kitchen with “Stella Blanco Quartz” worktops, integrated appliances, breakfast bar with feature lighting and French doors onto the large terrace which has glass & steel balustrades- a perfect area for outside dining & entertaining taking in the stunning views, sunrises & sunsets.

The spacious “Master Suite” has a dressing area with fitted wardrobes and an ensuite shower room, more floor to ceiling windows overlooking the Bay, the 2nd double bedroom also has fitted wardrobes and enjoys the sea views, the 3rd double bedroom has dual aspect windows with hillside views, a spacious bathroom with bath & separate shower. The apartment benefits from remote control blinds, double glazed windows and doors and gas central heating throughout.

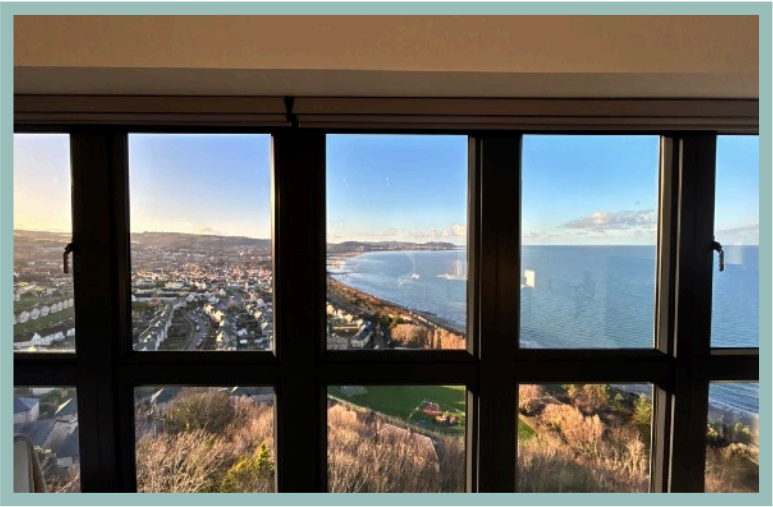
Outside there is 1 allocated parking space which is conveniently situated right next to the apartment entrance, visitor parking is also available.

Penmaen Bod Elias is set within well maintained landscaped gardens.

There is also a communal rooftop terrace.

Viewing is highly recommended to appreciate this spacious & stylish penthouse apartment and it’s stunning, panoramic coastal views.

- ✓ IMMACULATE, STYLISH & SPACIOUS 3 BEDROOM PENTHOUSE APARTMENT
- ✓ LARGE PRIVATE SUN TERRACE
- ✓ STUNNING PANORAMIC COASTAL VIEWS FROM NEARLY EVERY WINDOW
- ✓ CONTEMPORARY OPEN-PLAN LOUNGE/KITCHEN/DINER
- ✓ MASTER BEDROOM SUITE WITH DRESSING AREA AND ENSUITE SHOWER ROOM
- ✓ ALLOCATED PARKING SPACE
- ✓ SET WITHIN A WELL MAINTAINED DEVELOPMENT



3 Bedroom
Penthouse
Apartment

26 Penmaen Bod
Elias
Old Colwyn
LL29 8BL

£399,950

Reference Number: RP4172
17/12//25

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
m
web: www.fletcherpoole.com



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Lounge/Kitchen/Diner
9.71m x 5.34m (31'11" x 17'6")

Sun Terrace
12.76m x 3.16m (41'11" x 10'5")

Master Bedroom
5.11m x 3.14m (16'9" x 10'4")

Dressing Area
2.81m x 1.89m (9'3" x 6'3")

Ensuite
2.79m x 1.34m (9'2" x 4'5")

Bedroom Two
5.09m x 3.34m (16'9" x 11'0")

Bedroom Three
4.51m x 3.34m (14'11" x 11'0")

Bathroom
3.13m x 2.07m (10'3' x 6'10")

Built In Storage Cupboard
1.13m x 0.74m (3'9" x 2'5")

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 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.

NB Apartment is leasehold on a 999 year lease from 2021

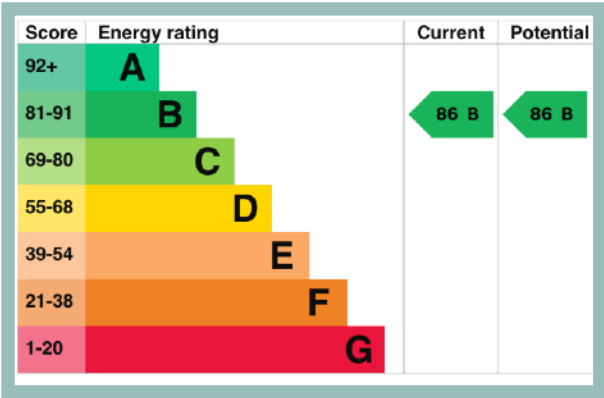
Service Charges:
1.£560.97-QUARTERLY
2.£76.95

Ground Rent: £200 P/A

INCLUDES:-WINDOW CLEANING, MAINTENANCE OF ALL COMMUNAL AREAS, LIFT AND BUILDINGS INSURANCE.

Council Tax Band: “D” (provided on voa.gov.uk)

Energy Performance Rating Band B



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