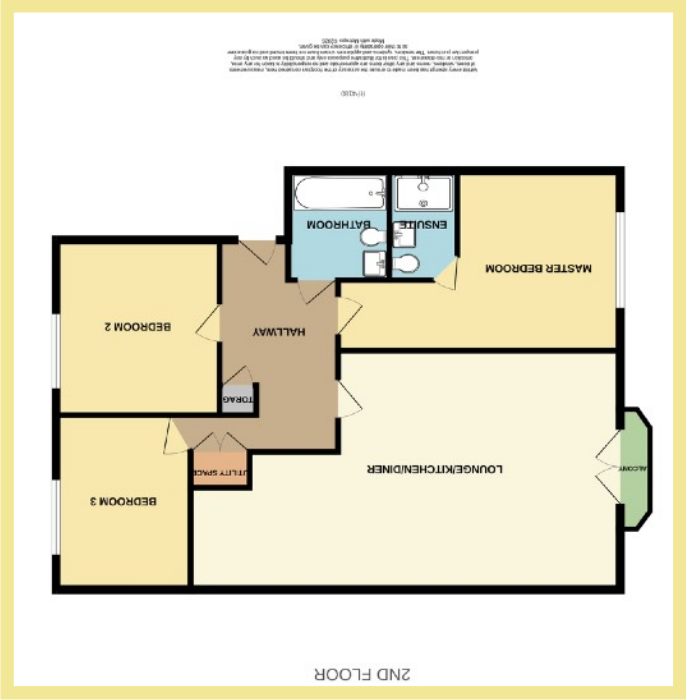


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

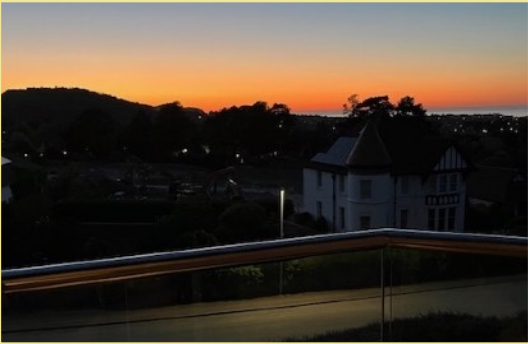
www.fletcherpoole.com



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



Apt. 6, The Sycamores
35 Pwllcrochan Avenue
Colwyn Bay
LL29 7BW



Spacious Well Planned Luxury Three Bedroom Second Floor Apartment Situated In A Conservation Area

With Allocated Off Road Parking

Description

No:-6 is a spacious & well planned luxury three bedroom 2nd floor apartment. Part of "The Sycamores", a well maintained & managed development completed in 2019 by the award winning "Beech developments" all set within beautifully landscaped gardens. Situated in a highly desirable conservation area, walking distance to the shops, cafes & other amenities of Colwyn Bay. A short drive from both Rhos on Sea & Llandudno. With a well planned layout and finished to a high standard the apartment benefits from a balcony with far reaching sea views, smart home technology, a communal secure entry system, lift & stairs to all floors, an allocated off-road parking space which is EV charger ready and a large allocated outside storage unit with full power. Gas central heating & UPVC windows feature throughout.

Viewing is highly recommended to appreciate the spacious layout of the apartment within this well maintained development.

The apartment comprises of:- Entrance hallway with two built-in storage cupboards-one of which has space & plumbing to accommodate utilities, impressive open-plan lounge/kitchen/diner with contemporary fitted kitchen and integrated appliances to include:- AEG double oven, AEG induction hob with feature CDA extractor tube, ZANUSSI dishwasher and fridge-freezer. Balcony with far reaching sea views. Master bedroom with en-suite shower room, two further double bedrooms and good-sized bathroom.

- ✓ SPACIOUS & WELL-PLANNED LUXURY THREE BEDROOM 2ND FLOOR APARTMENT
- ✓ BALCONY WITH FAR REACHING SEA VIEWS
- ✓ ALLOCATED OFF-ROAD PARKING SPACE
- ✓ SECURE ENTRY SYSTEM & LIFT
- ✓ CONTEMPORARY LAYOUT WITH IMPRESSIVE OPEN-PLAN LOUNGE/ KITCHEN/DINER
- ✓ SMART HOME TECHNOLOGY
- ✓ LARGE ALLOCATED OUTSIDE STORAGE UNIT WITH FULL POWER
- ✓ PART OF THE WELL MAINTAINED "SYCAMORES" DEVELOPMENT
- ✓ SITUATED IN A CONSERVATION AREA- WALKING DISTANCE TO THE LOCAL AMENITIES

Lounge/Kitchen Area

7.00m x 4.83m (23'0" x 15'10")



Bedroom Two

3.56m x 3.31m (11'8" x 10'11")

Bedroom Three

3.68m x 3.18m (12'1" x 10'5")

Master Bedroom

5.73m x 3.64m (18'10" x 11'11")



Ensuite

2.33m x 1.43m (7'8" x 4'9")



Bathroom

2.21m x 2.05m (7'3" x 6'9")

Location

Situated close to the centre of Colwyn Bay which has a variety of local shops and other amenities. It is conveniently located near to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From the Rhos on Sea office turn right onto the Promenade, continue along the Promenade and turn right by the Toad Public House, cross over at the crossroads onto Marine Road, at the mini roundabout. Continue straight ahead onto Pwllcrochan Avenue where The Sycamores can be found towards the end of the road on the left.

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

Apartment is leasehold on a 999 year lease from 2017 with a share of the freehold

Service Charge £2,300 per annum

This includes: Wifi, smarthome technology, buildings insurance, maintenance to the lift and all communal areas including the gardens and window cleaning.

There is also a £350 per annum fee which goes into the sink fund.

3 Bedroom
Second Floor
Apartment
Apt.6,
The Sycamores
35 Pwllcrochan
Avenue
Colwyn Bay
LL29 7BW

£338,950

Reference Number:RP4180
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:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com

