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●
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Flat 64, Cwrt Bryn Coed, Coed Pella Road, Colwyn Bay, Conwy, LL29 7BJ



No Onward Chain £85,000



www.bdahomesales.co.uk

THIS IS A BEAUTIFULLY PRESENTED AND UPDATED TOP FLOOR PURPOSE BUILT RETIREMENT APARTMENT FOR OVER 55'S built (c2000) and is situated within walking distance of Colwyn Bay shops and all it's amenities. The accommodation briefly comprises:- hall; lounge/dining room with Juliette balcony and door to newly fitted kitchen with built-in appliances; 2 double sized bedrooms and a modern 3-piece shower room with large shower stall. The property features electric heating, double glazed windows. Outside - there are communal gardens. The complex also has a residents lounge, guest suite and there is a lift or staircases to all floors, house manager from Monday to Friday and a 24 hour Careline system. The property is held on Leasehold Tenure over a 125 year term from 2000. Ground Rent of £385.00 per annum. Maintenance charges awaited. Water rates are included in the maintenance.

The Accommodation Comprises:-

COMMUNAL ENTRANCE DOOR

RECEPTION HALL



LAUNDRY ROOM

LIFT AND STAIRCASE TO ALL FLOORS

TOP FLOOR

SELF CONTAINED DOOR TO APT 64

HALL

Storage cupboard and hot water cylinder tank.

LOUNGE 21'2" x 10'6" (6.46m x 3.21m)



Coved ceiling, double glazed window and double glazed opening door to Juliet balcony.



VIEW FROM THE JULIET BALCONY



KITCHEN 8'3" x 7'1" (2.54m x 2.16m)

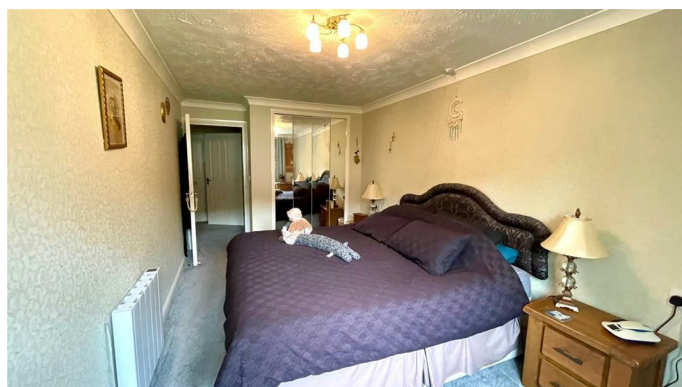


Range of modern base, wall and drawer units with worktops, 1½ bowl sink, built-in oven, hob and cooker hood, wall tiling, integrated fridge/freezer, double glazed window.

BEDROOM 1 17'9" x 8'9" (5.42m x 2.67m)



Built-in wardrobe with mirror doors, electric heater, double glazed window.



BEDROOM 2 11'8" x 8'0" (3.57m x 2.46m)



Electric heater, double glazed window.

3-PIECE SHOWER ROOM



With large shower stall, wash hand basin, w.c. in White.

OUTSIDE

COMMUNAL GARDEN AREA

TENURE -

LEASEHOLD over a term of 125 years from 2000. Ground Rent is £385.00 per annum.

COUNCIL TAX BAND

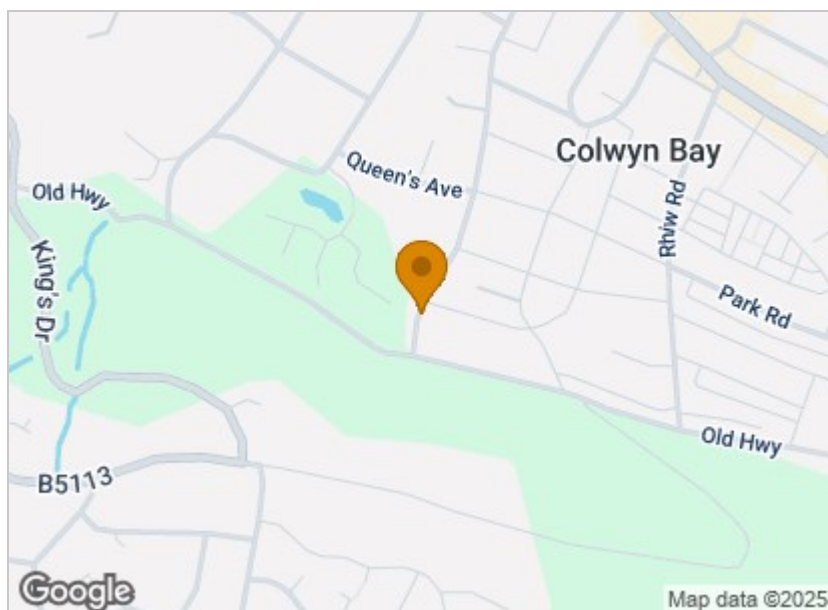
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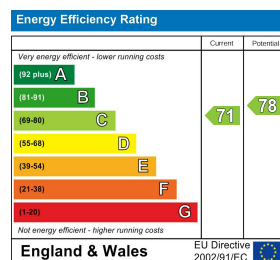
Total floor area 64.1 sq.m. (690 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Area Map



Energy Efficiency Graph



Directions

From the new Conwy County Borough Council office in Colwyn Bay on the corner of Abergele Road and Coed Pella Road the property can be found up the hill of Coed Pella Road on your right hand side within 250 yards. REF: A727 10/06/25

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

Llandudno Office Opening Hours - Monday to Friday: 8.30 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

