



## Flat 2, Rhos Gwyn

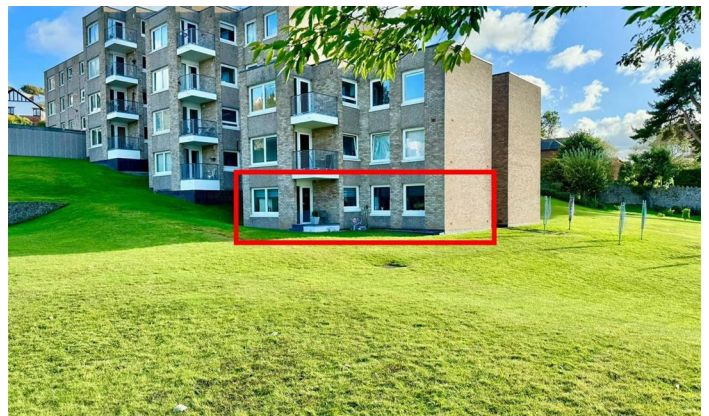
Old Colwyn LL29 9AE

£139,500

A beautifully presented, 2-bedroom self-contained apartment situated within a popular complex of similar properties in well maintained grounds.

Located on the outskirts of Old Colwyn in an elevated coastal setting enjoying coastal sea views. This modernised apartment has been recently remodelled and upgraded to offer superb 2-bedroom accommodation with light and airy open plan lounge, kitchen and dining area. Rear patio with French doors leading directly from within the apartment to beautifully maintained grounds. Also included is a single car garage and ample communal car parking space. Ideal first time or retirement property. uPVC double glazing and electric heating.

Viewing Highly Recommended.



Tel: 01492 555500  
<https://www.iwanmwilliams.co.uk>





## Location

Situated on the outskirts of Old Colwyn in an elevated position in a semi rural residential area enjoying panoramic views. Old Colwyn is located on the North Wales Coast has a range of conveniences and is within a short distance of the A55 expressway. The Rhos promenade is a short distance away.

The Accommodation Affords  
(Approximate measurements only):

### Communal Entrance:

From ground floor level, two staircases leading down to lower ground floor level or alternatively one may access the apartment from the doorway at garden level.

### Entrance Hall:

Intercom door release system; built-in storage cupboard.

Open Plan Lounge, Dining Room & Kitchen:  
23'9" x 10'3" ext to 15'8" by kitchen (7.25m x 3.13m ext to 4.8m by kitchen)

Light and airy room with windows overlooking rear garden and French doors onto small decked area and communal grounds. TV point; laminated floor; wall mounted electric heater; fitted kitchen units with peninsular breakfast bar and complementary worktops; inset ceramic hob with suspended filter extractor above; integrated oven, sink and dishwasher.



### Bedroom No 1:

13'1" x 8'7" (4m x 2.63m)

uPVC double glazed window overlooking rear garden; wall mounted electric heater.

### Bedroom No 2:

10'3" x 6'3" (3.13m x 1.93m)

uPVC double glazed window overlooking rear; wall mounted electric heater.

### Shower Room:

6'1" x 5'4" (1.86m x 1.64m)

Three-piece suite comprising large shower enclosure with sliding glazed door, vanity wash basin and low level WC; chrome heated towel rail; laminated floor; wall mounted mirror.

### Outside:

The property benefits from a single car garage with up and over door, communal use of extensive well maintained grounds and gardens. Communal parking is available for all residence.

### Services:

Mains water, electricity and drainage are connected to the property. Electric heating.

### Tenure:

The property is leasehold, remainder of 999 year lease. The lease prohibits subletting of any kind, strictly no pests.

### Management Fee:

The Management Fee is presently £100.00 per month but this can be confirmed at the time of inspection. This includes all garden maintenance and ground rent.

### Communal refuse rooms.

### Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)

### Directions:

Proceed from Old Colwyn in the direction of Llandulas passing Aldi on the right hand side, continue up the hill and Rhos Gwyn will be on the left hand side with direct access from the right hand side.

### Council Tax Band:

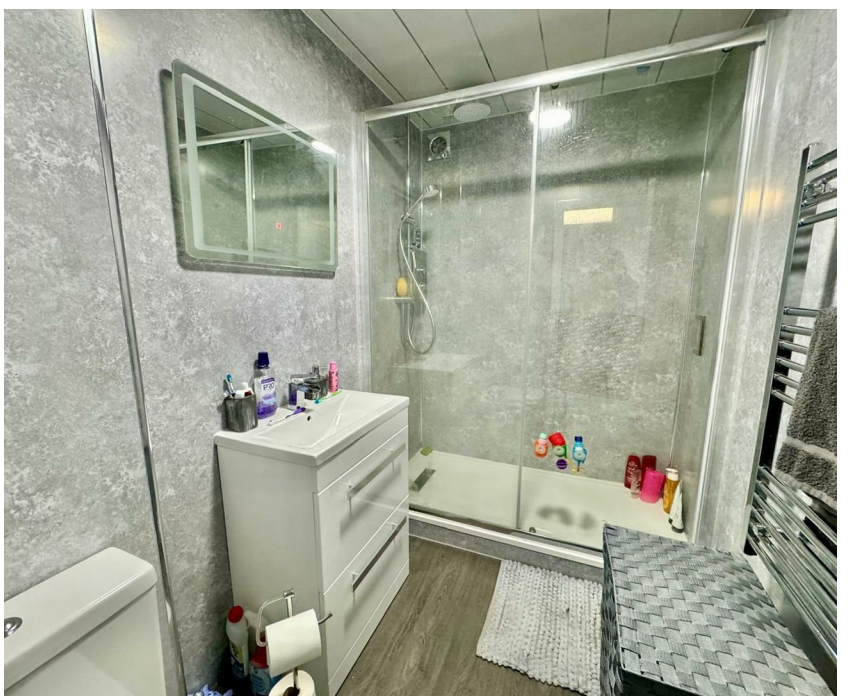
Conwy County Borough Council tax band 'B'.


### Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases:

**IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence.

**EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		76
(69-80) <b>C</b>		
(55-68) <b>D</b>	43	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Ground Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.  
Plan produced using PlanUp.

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

### Iwan M Williams Estate Agents

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