

# 5 Windsor House Ffordd Naddyn, Glan Conwy Colwyn Bay LL28 5NH







Asking Price £185,000

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Only an internal inspection of this PURPOSE BUILT APARTMENT will fully reveal the spectacular views of the River Conwy, distant hill and mountain range to Conwy Castle. This apartment is on the GROUND FLOOR and affords surprisingly spacious rooms comprising LONG L SHAPED HALLWAY, LARGE LOUNGE DINING overlooking the stunning views. Off the Lounge is a SUN ROOM. There is a FITTED KITCHEN, 2 BEDROOMS and WET ROOM. Outside there are well kept communal grounds, GARAGE & OFF ROAD PARKING and a sheltered sitting area by the front door. The apartment is gas centrally heated and windows double glazed. The village centre is not far away and access onto the A55 at the Black Cat Corner roundabout a short distance away. Energy Rating 76C Potential 79C. Ref CB7650

### **Entrance**

Open Porch and store, double glazed door

## Long L Shaped Hallway

Meter cupboard, central heating radiator, deep under stairs cupboard with electric point and light

# **Large Lounge Dining**

16'9 x 13 (5.11m x 3.96m)

Large double glazed picture window overlooking the panoramic views, over the gardens and village, two central heating radiators, coved ceilings, door to

#### **Sun Room**

Tiled floor, access to communal gardens, panoramic views

#### **Fitted Kitchen**

14'6 x 8'11 (4.42m x 2.72m)

Double glazed window, cream base cupboards and drawers with bronze design work top surfaces, ceramic hob unit, stainless steel cooker hood and splash back, Indesit oven, fridge freezer, single drainer sink unit, built in dishwasher, plumbing for washing machine (which will remain) wall units, gas central heating boiler

## **Bedroom 1**

14'6 x 11'9 (4.42m x 3.58m)

Wardrobes, double glazed window, panoramic views, central heating radiator

# Bedroom 2

15'9 x 10'2 (4.80m x 3.10m)

Double glazed, central heating radiator

#### **Wet Room**

9'11 x 8'3 (3.02m x 2.51m)

Shower unit, wash hand basin, w.c, tiled walls, double glazed, heated towel radiator, mirror cabinet

#### **Outside**

Well kept communal lawned gardens. SINGLE GARAGE with off road parking space off Ffordd Naddyn

## **AGENTS NOTE**

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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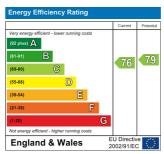


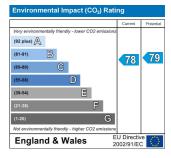












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