



**STERLING**

ESTATE AGENTS & VALUERS

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



**Asking Price £185,000**

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

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

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation.

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