



Apartment 20 Swn-y-Mor, Colwyn Bay, Conwy LL29 7LE

£60,000

Swn-y-Mor is a retirement block of purpose built 1 and 2 Bedroom Apartments constructed in 1988 by Mc Carthy & Stone. Facilities include a Non-resident management staff and Careline alarm service Lift, Large Communal Lounge, Laundry, Guest facilities, Well Kept Gardens, Guest Kitchen. Apartment 20 is on the First Floor and enjoys a pleasant outlook over Marine Road within a short walk of the town centre, the beach and promenade. The Apartment affords HALL, WALK IN STORE, LOUNGE DINING, KITCHEN, BEDROOM, LOVELY MODERN SHOWER ROOM, DOUBLE GLAZING, ELECTRIC HEATING. Leasehold for 125 years from 1988. Awaiting EPC Council Tax Band B Ref CB7697



Entrance

Communal Vestibule to Reception Hall

First Floor

Apartment 20

Hall, walk in store cupboard

Lounge Dining

15'5" x 10'2" (4.7 x 3.1)

Decorative fireplace surround with marble inset and pebble design electric fire, double glazed, night storage heater, coved ceilings

Kitchen

7'2" x 5'2" (2.2 x 1.6)

Stainless steel sink unit, base cupboards and drawers with wood trim, 4 ring electric hob unit, built in electric oven, cooker extractor hood, double glazed window, part tiled walls,

Bedroom

11'9" x 8'6" (3.6 x 2.6)

Double door mirror wardrobe, night storage heater, double glazed window

Modern Shower Room

6'8" x 5'2" (2.05 x 1.6)

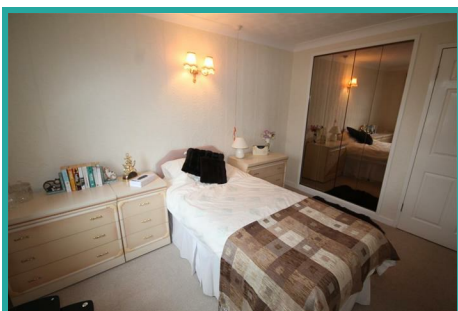
Walk in shower, double size tray, glass screen, w.c, vanity wash hand basin, heated towel radiator, Diplex heater, tiled walls, vanity mirror and light

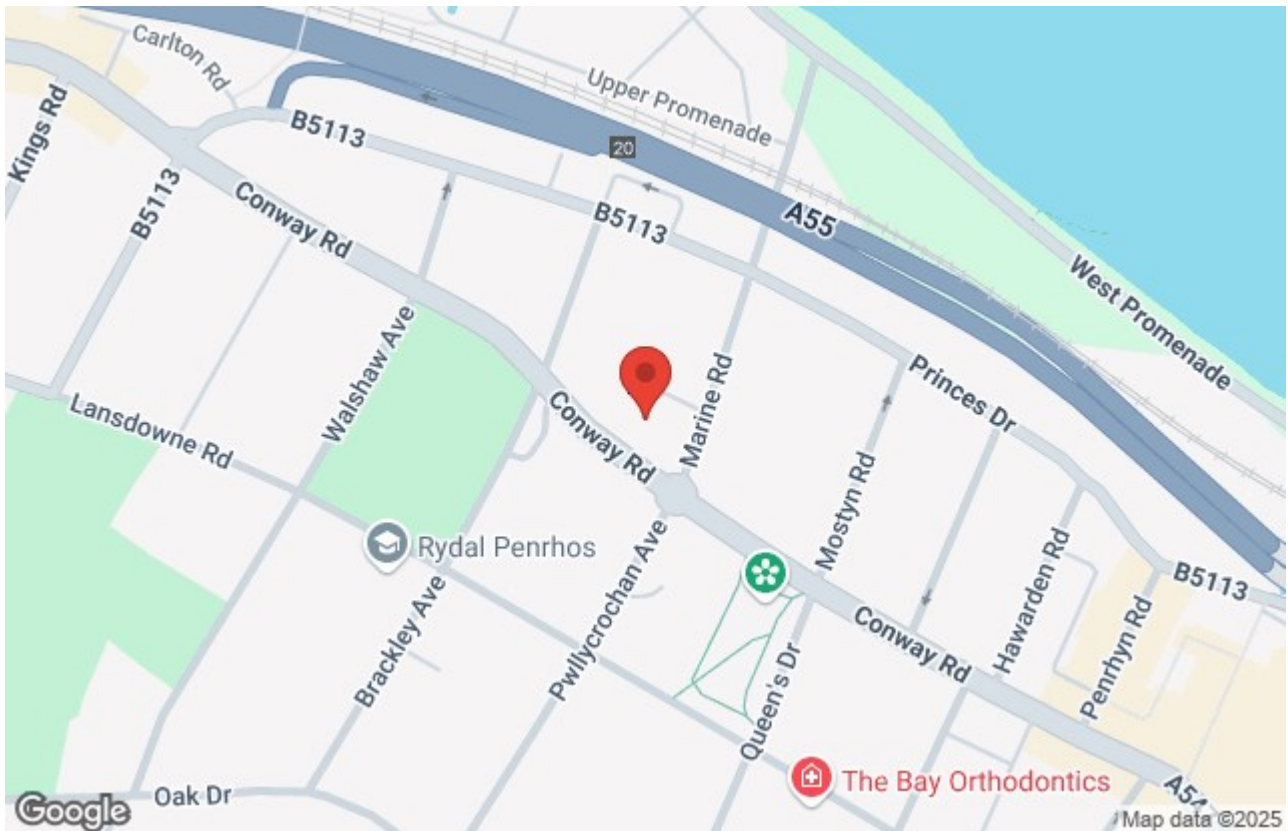
AGENTS NOTE

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES;

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