



STERLING

ESTATE AGENTS & VALUERS



## Apartment 6 Cwrt Bryn Coed, Colwyn Bay, North Wales LL29 7BJ

**Offers Over £82,000**

A rare opportunity to purchase a ground floor apartment with own private entrance, having been in the same family since Cwrt Bryn Coed was built. It has been updated to a high standard re-decorated throughout with new carpets. A large hallway welcomes you, providing access to a walk-in cloakroom with new electric water heater and plenty of shelving to accommodate all of your storage needs. Beyond the hall is a wet room with walk-in shower, basin, WC, bathroom cabinet and heated towel rail. The large bedroom is light and airy, having a double mirrored wardrobe and glazed window. Leading off the hallway the lounge boasts double aspect views onto the matured surrounding gardens.

It features a marble fireplace with coal effect electric fire and also has a double glazed door leading out onto patio area with lawn, shrubs and a side gate leading onto car park, should you wish to use this as your own private entrance. The kitchen, built by Howdens has sage green walled cupboards, built in microwave and oven, ceramic hob, integral slimline dishwasher, single drainer, surrounding wood grain work surface, wooden parquet flooring with glazed window looking out the garden. This was fitted in 2022. Cwrt Bryn Coed is surrounded by mature trees and shrubs. The private grounds are lawn with seating areas. The building complex comprises of 62 apartments for the over 55's with a manager onsite and careline service if ever needed. The main entrance leads you to the ground floor flats, manager's office and lift. There is a communal lounge with TV, Pool table, kitchen, piano and patio doors leading onto the gardens. The lounge is used for coffee mornings, meetings and the occasional fish and chip supper by the residents. A must view property. Energy Rating C73 Potential C79. Ref CB7693



33 Conway Road, Colwyn Bay, LL29 7AA

Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

## Apartment 6

Hall built in airing cupboard and store, coved and artexed ceilings

### Lounge

15'11 x 10'10 (4.85m x 3.30m)

Double glazed window and patio door to side communal gardens, coved and artexed ceilings, night storage heater, marble fireplace and hearth with electric fire

### Kitchen

7'4 x 7'3 (2.24m x 2.21m)

Newly fitted with a range of units by Howdens in sage green with wood grain style base cupboards and drawers, integral dishwasher, double glazed window, parquet design flooring, built in electric hob unit and oven, wall cupboards, under lighting, single drainer sink unit, built in oven and microwave

### Bedroom

13'10 x 9'3 (4.22m x 2.82m)

Double glazed, night storage heater, double door mirror wardrobe

### Modern Shower Room

7'9 x 7 (2.36m x 2.13m)

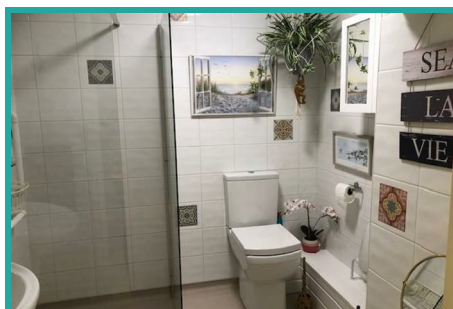
Wet room, removable 2 glass side panels, wash hand basin, tiled walls, Mira shower unit, w.c, coved and artexed ceilings, heated towel radiator, Dimplex heater

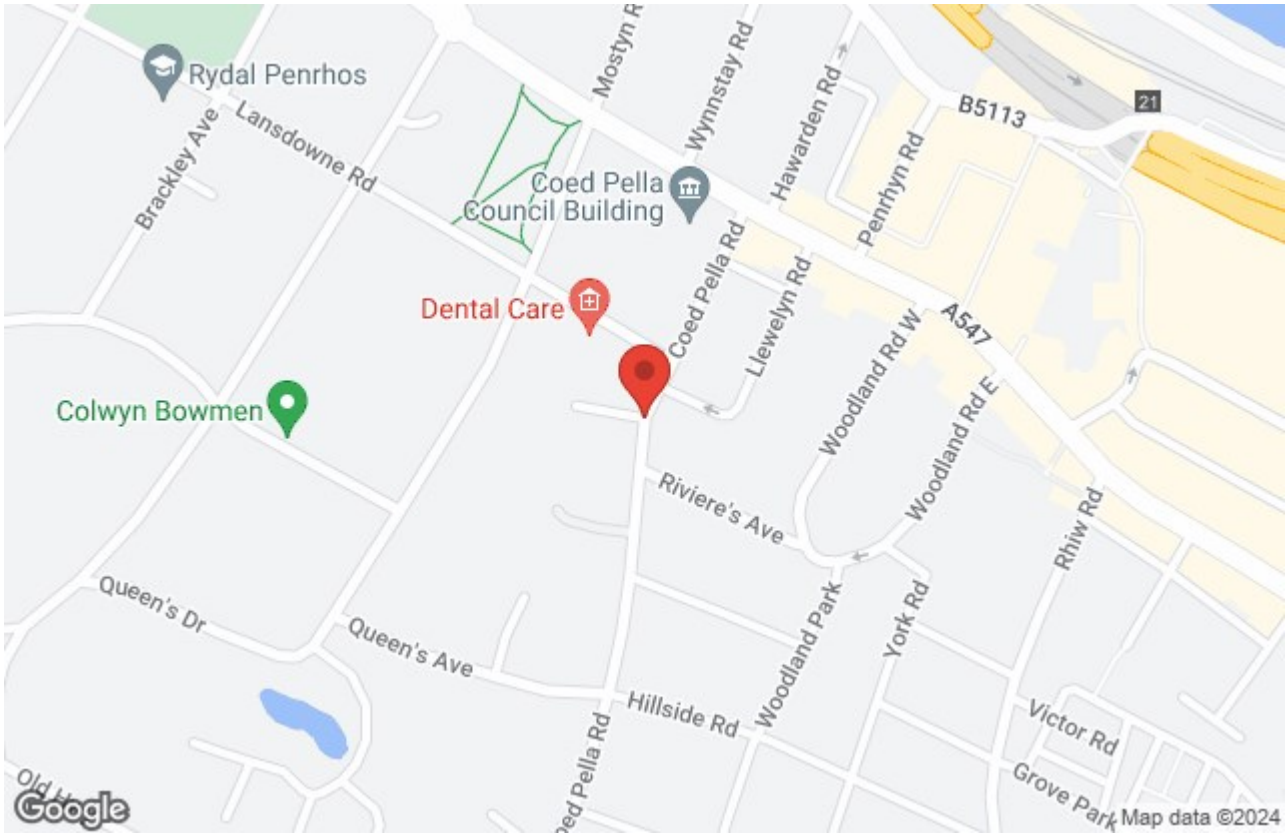
### AGENTS NOTE

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		73	79
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		75	79
EU Directive 2002/91/EC			

**AGENTS NOTES;**

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- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
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Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



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