



Flat 1 Llys Watkin
Old Colwyn, Colwyn Bay LL29 9NN

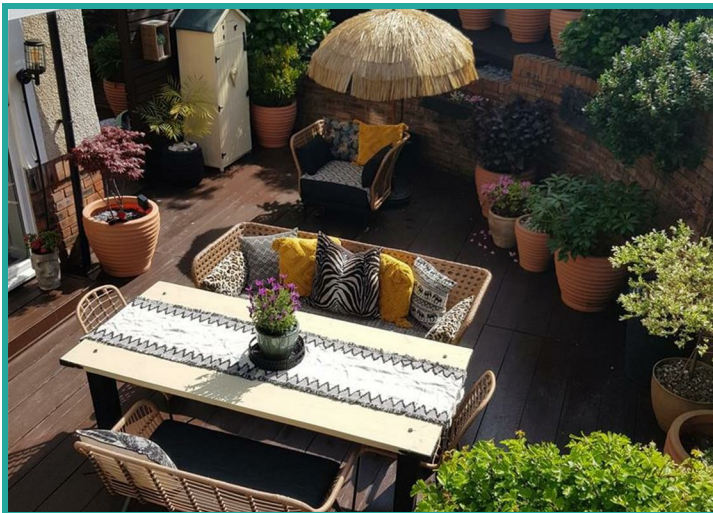
Asking Price £245,000



STERLING

ESTATE AGENTS & VALUERS

One of the best GROUND FLOOR APARTMENTS in the village, very well updated and improved by the present owners to an exceptionally high standard. More importantly the superb L SHAPED THEMED LANDSCAPED GARDENS to the apartment, private and sheltered from the road by flowering plants and trees, screen fencing and trellis work making this a lovely relaxing area with sitting areas, gazebo and SUMMER HOUSE. The apartment is deceptively spacious, ready to walk into and comprises LONG L SHAPED HALLWAY, LARGE MODERN SHOWER ROOM, 2 BEDROOMS, L SHAPED OPEN PLAN LOUNGE & DINING ROOM with patio doors onto the gardens, FITTED KITCHEN, GAS C.H, TRIPLE GLAZING, OFF ROAD PARKING, LEASEHOLD. The doctors surgery, pharmacy and Bowling Green are across the road and around the corner is Aldi, local shops and bus services. Energy Rating 69C Potential 77C Ref CB7388



Entrance

Communal front door to the Hall and door to Apartment 1, although the Vendors also use their own private gate at the bottom of the steps into their landscaped gardens

Long L Shaped Hallway

Part panelled walls, coved ceilings, 3 large fitted cloaks cupboards, wood grain design laminate flooring

Large Shower Room 8'9 x 6'1 (2.67m x 1.85m)

Quadrant shower cubicle and unit, vanity wash hand basin and w,c, wood grain style flooring, double glazed window, vanity mirror cabinet, heated towel radiator, upvc ceilings, tiled walls

Bedroom 1 13'5 x 10'5 (4.09m x 3.18m)

Double glazed window, central heating radiator, double door mirror wardrobe

Bedroom 2 10'5 x 9'5 (3.18m x 2.87m)

Double glazed, central heating radiator, coved ceilings, double door mirror wardrobe

Large L Shaped Lounge and Dining Room 25'8 x 9'5 and 13'1 (7.82m x 2.87m and 3.99m)

Wood grain style laminate flooring, 3 double glazed window, double glazed french doors to the landscaped gardens, 2 central heating radiators

Fitted Kitchen 11'1 x 8'9 (3.38m x 2.67m)

Cream gloss style base cupboards and drawers with black work top surfaces, fitted range with fan assisted electric oven and 4 ring gas hob, plumbing for washing machine, stainless steel splash back, cooker extractor hood, circular bowl stainless steel sink, gas central heating boiler, double glazed

Outside

The gardens to the apartment are a most outstanding feature. The owners have created unique outdoor sitting and relaxing areas completely private from the road by retaining brick walls, cream painted fencing with lighting, stocked corner flower borders, flowering trees and

plants, all round garden lighting, double electric outdoor power socket and water tap. From the bottom of the steps there is a private gate to Apartment 1 into a sheltered sitting area. A screen fencing and gate has been erected and leads into another patio terrace area and the french doors into the lounge. A gazebo has been erected and there is plenty of space for tables and chairs as well as the fitted bench seating The gardens return along Bodelwyddan Avenue where there is another patio area, raised border with flowering plants, rose beds, outside lighting and a TIMBER SUMMER HOUSE (10ft x 7ft)

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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. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

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AGENTS NOTES;

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