



## Ground Floor Flat 37 Colwyn Crescent, Rhos-on-Sea, Colwyn Bay LL28 4RF

**£149,950**

This delightful self-contained GROUND FLOOR FLAT offers a perfect blend of comfort and convenience. With 1 SPACIOUS BEDROOM and a well-appointed MODERN BATHROOM this property is ideal for individuals or couples seeking a tranquil retreat by the coast. The flat boasts a prime location, just a short and level stroll from the vibrant shops and picturesque promenade of Rhos Village. This proximity allows residents to enjoy the local amenities and the stunning seaside views that this area is renowned for.

The property features a driveway and a garage, providing ample parking for up to two vehicles, which is a rare find in such a desirable location. The sunny rear garden is a wonderful addition, offering a private outdoor space to relax and unwind, perfect for enjoying the warmer months. This property presents an excellent opportunity for those looking to embrace a coastal lifestyle in a welcoming community. With its ideal location and practical features, this flat is not to be missed. Tenure Freehold. Council Tax Band B. Energy Rating 70C Potential 75C. Ref CB7876



### Entrance

Communal Porch, door to Hall

### Hall

12'1" x 5'6" (3.7 x 1.7)

Central heating radiator, under stairs cupboard

### Lounge

13'9" x 11'9" (4.2 x 3.6)

Double glazed front doors to sunny rear gardens, central heating radiator, wood burner and oak mantle

### Kitchen

10'9" x 8'6" (3.3 x 2.6)

Stainless steel sink unit, tiled floor, central heating radiator, wall and base cupboards, 4 ring gas hob unit, built in electric oven, housing unit for fridge freezer, built in dishwasher

### Bedroom

17'4" x 12'9" (5.3 x 3.9)

Double glazed bay window to front aspect, central heating radiator, tiled fireplace, mirror mantle above and surround

### Modern Bathroom

9'6" x 6'6" (2.9 x 2)

Panel bath, Triton shower, screen, pedestal wash hand basin, w.c, tiled floor and walls, double glazed, heated towel radiator, airing cupboard and gas central heating boiler

### The Garage

Driveway at the side of the property leading to the SINGLE GARAGE, brick built, tiled roof, double doors, plumbing for washing machine, ideal for extra storage/work room if required

### The Garden

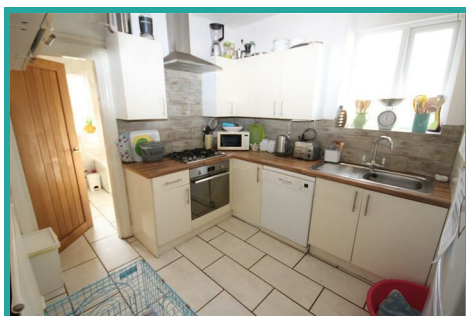
Sunny rear garden laid to lawn, flower borders, paved patio, room to extend subject to planning

### AGENTS NOTE

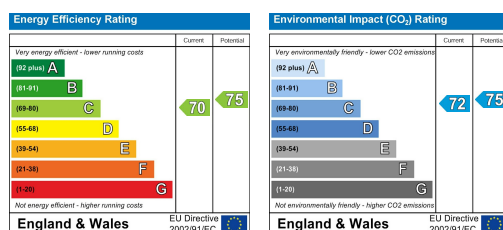
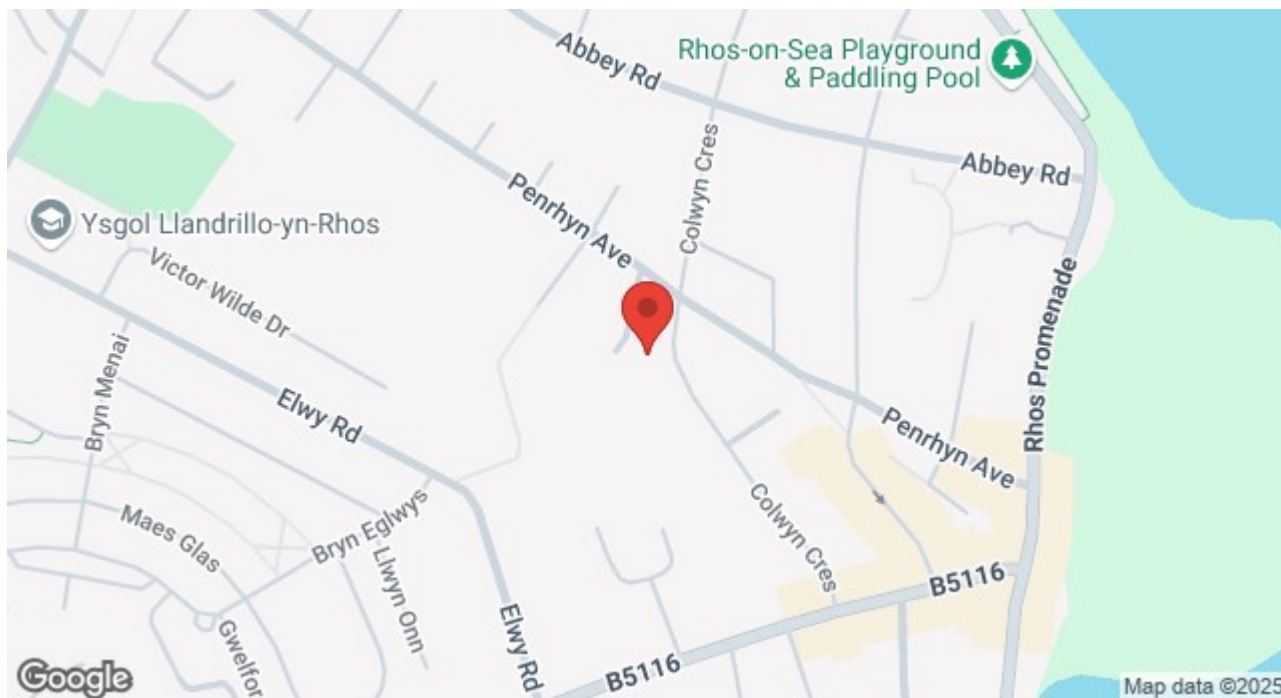
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#### AGENTS NOTES;

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