



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

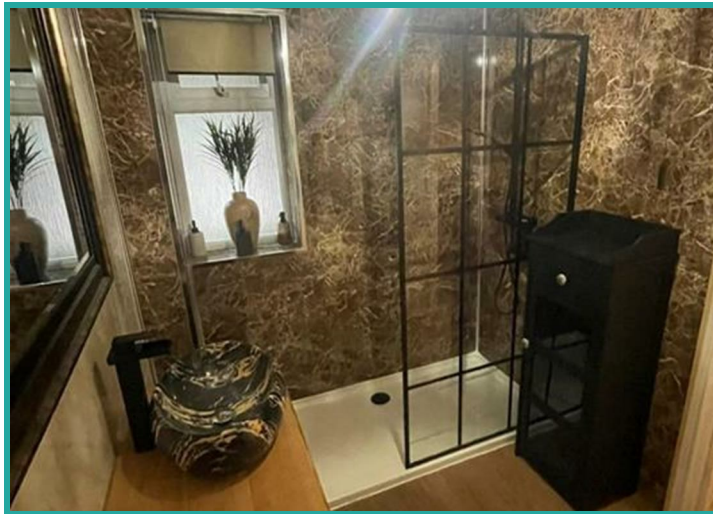
Asking Price £239,500



STERLING

ESTATE AGENTS & VALUERS

One of the best GROUND FLOOR APARTMENTS in the village, superbly 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 makes this a lovely relaxing area with sitting areas, gazebo and SUMMER HOUSE. The apartment is deceptively spacious, ready to walk into and HIGHLY RECOMMENDED FOR VIEWING. Featuring a LONG L SHAPED HALLWAY, LARGE MODERN SHOWER ROOM, 2 DOUBLE BEDROOMS, L SHAPED OPEN PLAN LOUNGE & DINING ROOM with patio doors onto the gardens and SUPERB FITTED WREN 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 new composite front 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, new oak internal door

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

Double glazed window, central heating radiator, double door mirror wardrobe, new internal oak door

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

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

Super L Shaped Open Plan Lounge, Dining and Kitch

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

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

Range of 'Shaker' design base cupboards and drawers in an Olive design, oak wood grain composite work top surfaces, Bosch self cleaning oven, Faber 4 ring electric induction hob and extractor hood, Beko fridge freezer, Hotpoint 7kg washing machine, Hotpoint dishwasher, walk in larder cupboard with power point, pull out larder cupboard, oak sliding internal door on cast pulley into the hall, island breakfast bar with white marble style work top surfaces, white upvc cladding to ceiling area

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 remote control 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)

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. 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.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or

driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.







AGENTS NOTES;

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	69	77
55-65	D		
44-54	E		
35-44	F		
2-34	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			
92-100	A		
81-91	B		
69-80	C	73	77
55-65	D		
44-54	E		
35-44	F		
2-34	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

