



STERLING

ESTATE AGENTS & VALUERS

**Flat 11 Benarth Court, Glan Conwy
Colwyn Bay LL28 5ED**



Asking Price £195,000

Flat 11 Benarth Court, Glan Conwy, Colwyn Bay LL28 5ED

This bright and well proportioned 2 bedroom second floor apartment must occupy one of the best locations in the village. The stunning uninterrupted views of the Conwy estuary, towards Conwy Castle & the Carneddau mountains truly take your breath away. The apartment affords, HALL, LARGE LOUNGE/DINING ROOM, 2 DOUBLE BEDROOMS, MODERN FITTED KITCHEN & BATHROOM. GAS CENTRAL HEATING, DOUBLE GLAZING and quality oak veneer doors throughout. There is a single garage opposite. Situated in the village of Glan Conwy within easy reach of Bodnant garden, the picturesque Conwy Valley and the A55. Council Tax Band D. EPC 75C Potential 79C Leasehold for 999 years. Ref CB7751

Entrance

Secure communal entrance with stairs leading up to the apartment.

Apartment 11

Hallway, cloaks cupboard, door entry phone, radiator, walk in cloaks cupboard with light and power. Coved ceiling.

Lounge Dining Room

16'6" x 13'4" (5.04 x 4.08)

Bright and spacious. Double glazed French doors opening on to private balcony with stunning uninterrupted views of the Conwy estuary, towards Conwy castle & the Carneddau mountain range. Radiator. Coved ceiling.

Fitted Kitchen

9'6" x 7'10" (2.9 x 2.4)

Modern fitted range of white base & wall units with black worktop, part tiled walls. Gas combi boiler. Double glazed window. Built in electric oven & hob. Stainless steel splashback & cooker hood. Fridge & washing machine. Cushion vinyl flooring.

Bathroom

5'10" x 5'2" (1.8 x 1.6)

Automatic sensor light. White fitted suite comprising of toilet & basin vanity unit, shaver point & light, bath with Triton electric shower over & glass screen. Wall mirror. Heated towel rail. Fully tiled walls & floor.

Bedroom 1

14'5" x 10'2" (4.4 x 3.1)

Double glazed window, coved ceiling, radiator, 2 double door wardrobe units

Bedroom 2

14'9" x 8'10" (4.5 x 2.7)

Double glazed window, coved ceiling, radiator, double door wardrobe unit

Garage

Single garage with up & over door. Communal parking.

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.

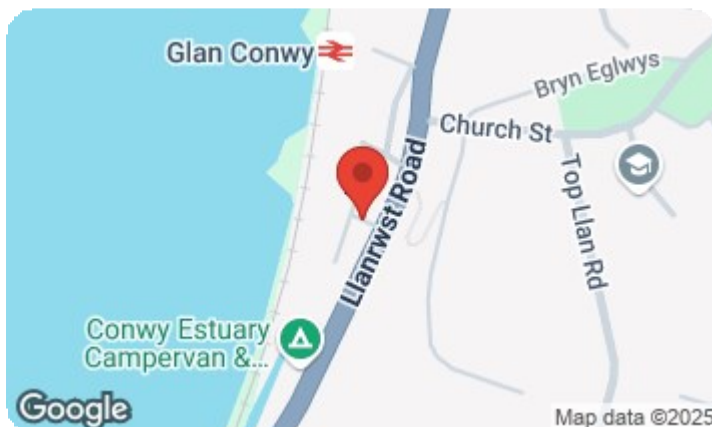
Leasehold, subject to remainder of 999 year lease. Annual maintenance charge £1500 per annum to include buildings insurance, exterior window cleaning and maintenance of communal areas. We have been informed by the vendor that during 2024/25 improvements are being carried out including

replacement double glazing units in the communal areas and balustrades on the balconies being replaced.

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.





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	75	79
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	77	79
EU Directive 2002/91/EC		

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