

**Apartment 57 Cwrt Bryn Coed, Colwyn Bay
North Wales LL29 7BJ**



Offers Over £74,000

Apartment 57 Cwrt Bryn Coed, Colwyn Bay, North Wales LL29 7BJ

A purpose built 2 BEDROOM TOP FLOOR apartment set within the Cwrt Bryn Coed development for the over 55's. Well maintained and managed with a lift & stairs to all floors, communal lounge, laundry room and guest room. With Careline facilities in all apartments. With vacant possession and NO ONGOING CHAIN the apartment features HALL, LARGE LOUNGE, KITCHEN WITH APPLIANCES, BATHROOM, ELECTRIC HEATING & DOUBLE GLAZING. The development is set within beautifully maintained gardens and has a secure communal entrance with door entry intercom on the ground floor. The town centre, transport services are within a short walk away. Energy Rating 80C Potential 83B. Council Tax Band D, Tenure Leasehold 125 years. Ref CB7930

Entrance

Communal Vestibule and Reception Hall, Managers Office, Lift and stairs to upper floors

web sites - www.sterlingestates.co.uk These sites could well find a buyer for your own home.

Top Floor Apartment 57

Hall

Coved and artexed ceilings, night storage heater, airing and store cupboard

Large Lounge

16'2 x 11'4 (4.93m x 3.45m)

Marble fireplace and electric fire, night storage heater, 2 double glazed windows, coved and artexed ceilings, glazed double doors to kitchen

PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN. ACCORDINGLY PROSPECTIVE BUYERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

Fitted Kitchen

10'8 x 6'2 (3.25m x 1.88m)

Stainless steel sink unit, 2 double glazed windows, fitted base cupboards and drawers with grey style work top surfaces, built in electric oven and 4 ring hob unit, wall cupboards, pleasant outlook down Coed Pella Road, coved ceilings

Bedroom 1

14'6 x 9'3 (4.42m x 2.82m)

Built in double door mirror wardrobe, night storage heater, coved and artexed ceilings

Bedroom 2

15'8 x 8' (4.78m x 2.44m)

Fitted double door wardrobe cupboard, double glazed, electric heater coved and artexed ceilings

Bathroom

6'10 x 5'8 (2.08m x 1.73m)

Panel bath, shower unit, wash hand basin, w.c, part tiled walls, mirror, heated towel radiator, Dimplex fan heater

Outside

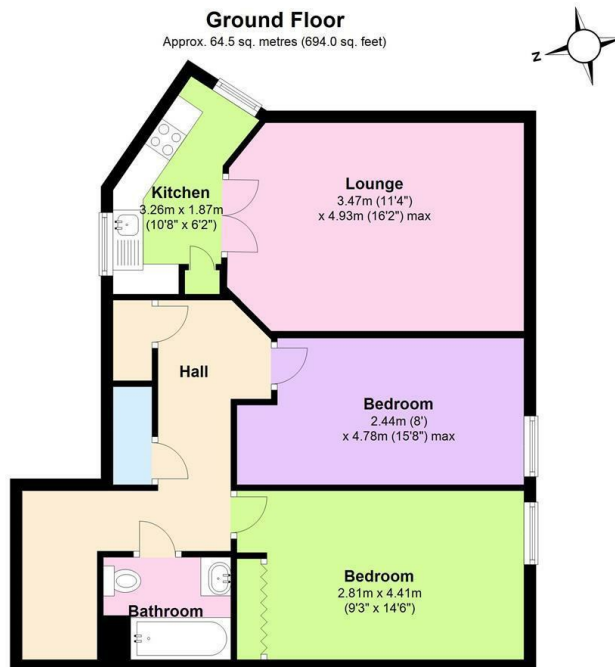
Well kept lawn gardens and flower borders

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

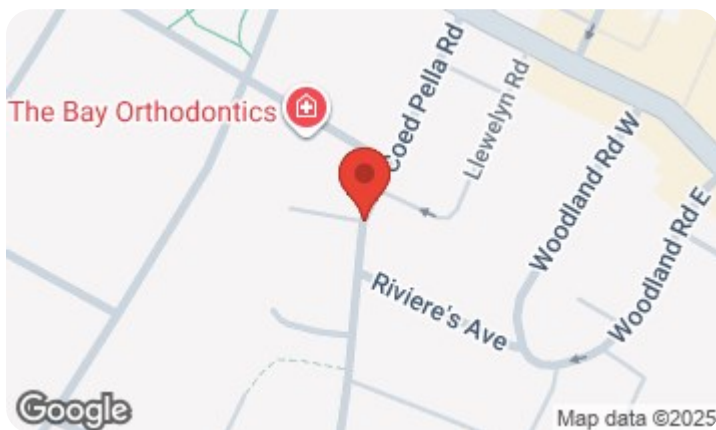
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our





Total area: approx. 64.5 sq. metres (694.0 sq. feet)

Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.



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	80	83
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	81	83
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AGENTS NOTES;

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- NO FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm
Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



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The FSA does not regulate most buy to let mortgages.

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