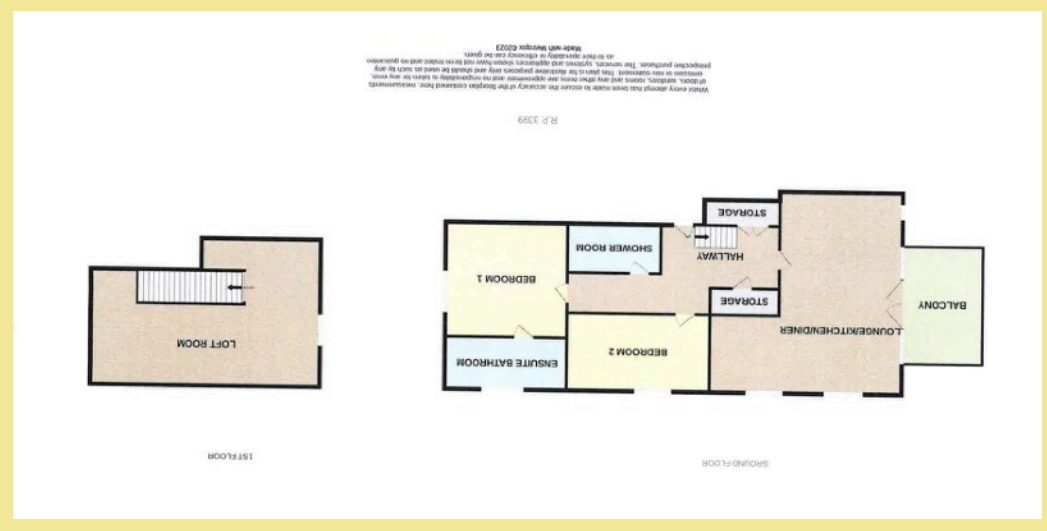


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have

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Apt.6, Birchmead  
Brackley Avenue  
Colwyn Bay  
LL29 7UP



# Immaculately presented Two Bedroom Penthouse Apartment Set Within An Exclusive Development

## Description

This innovative and inspiring development of just six exclusive two bedroom apartments in the sought after location of Pwllcrochan estate is Colwyn Bay. There is a lift to all floors. This apartment has been designed for 21st century living, combining energy efficient features with space, comfort, under floor heating and style to produce environmentally progressive and sophisticated homes. In brief the accommodation comprises of large entrance hallway, two double bedrooms with main bedroom benefitting from high vaulted ceilings and large windows and a modern ensuite bathroom, modern open plan kitchen/lounge/diner with a modern fitted kitchen benefitting from granite worktops and access to a large balcony overlooking the communal gardens, modern shower room, two storage cupboards and an additional loft room ideal for an additional bedroom or sitting room. Outside there is access to beautifully maintained communal gardens and access to two allocated parking spaces. Viewing is essential to appreciate the spacious layout, presentation, and location this property has to offer.

- ✓ IMMACULATELY PRESENTED TWO BEDROOM PENTHOUSE APARTMENT
- ✓ SET WITHIN AN EXCLUSIVE DEVELOPMENT IN A HIGHLY DESIRABLE AREA
- ✓ ENERGY EFFICIENT HOME BUILT TO SUPER "E" BUILDING STANDARDS
- ✓ TWO ALLOCATED PARKING SPACES
- ✓ GOOD SIZE LOFT ROOM WITH FIXED STAIRCASE
- ✓ NO CHAIN

## Kitchen/Lounge/Diner

8.03m x 6.56m (26'4" x 21'6")



## Store Room

2.47m x 0.88m (8'1" x 2'11")

## Store Room

1.53m x 0.71m (5'0" x 2'4")

## Shower Room

2.53m x 1.79m (8'4" x 5'11")



## Bedroom One

4.44m x 4.08m (14'7" x 13'5")



## Ensuite

3.61m x 2.24m (11'10" x 7'4")

## Bedroom Two

3.79m x 3.28m (12'5" x 10'9")

## Loft Room

4.66m x 3.58m (15'4" x 11'9")

## Location

Situated nearby to a conservation area, close to the centre of Colwyn Bay which has a variety of local shops and other amenities. It is conveniently located near to the A55 dual carriageway for easy access to Chester and the motorways beyond.

## Directions

From the Rhos On Sea office turn right towards the promenade, continue along turning right by the Toad Public House, at the crossroads go straight across at the mini roundabout onto Pwllcrochan Road, take a right turn into Lansdowne Road, then left onto Brackley Avenue where the Apartment can be found on the right.

Council Tax Band D  
Energy Performance Rating Band TBC  
NB Service charge is £191.67 per month  
Apartment has a share of the freehold

## 2 Bedroom Penthouse Apartment

Apt.6, Birchmead  
Brackley Avenue  
Colwyn Bay  
LL29 7UP

**£299,950**

**NO CHAIN**

Reference Number: RP3399  
17/10/23  
Fletcher & Poole,  
1A, Penrhyn Avenue  
Rhos-on-Sea, LL28 4PS

Registered Company  
Number 4687367

## Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 549178

email: [rhosonseafletcherpoole.com](mailto:rhosonseafletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

