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Fletcher & Poole



Apt. 8, The Sycamores
35 Pwllcrochan Avenue
Colwyn Bay
LL29 7BW

Immaculately Presented Three Bedroom Ground Floor Apartment With Outdoor Patio

Description

An immaculately presented ground floor apartment situated in a beautiful and sought after conservation area. The Sycamores was completed in 2019 by award winning Beech Developments.

With a light and spacious contemporary layout that has been finished to a high standard throughout. The apartment benefits from built in wifi, smart home technology, a secure entry system, lift, allocated parking space and visitor parking. Each apartment also benefits from an outside storage unit which has power.

The apartment comprises of a hallway, large open plan lounge/kitchen/diner with a high quality fitted kitchen with integrated appliances with patio doors that lead onto the outdoor seating area. Master bedroom with fitted wardrobes and ensuite shower room, bedroom two with fitted wardrobes, a third double bedroom and a good size family bathroom.

There is plenty of storage including utility cupboard with plumbing, a cupboard housing the boiler and storage cupboard in the hallway

Outside the property is set within beautifully landscaped gardens.

Viewing is highly recommended to appreciate the thought that has gone into the layout of these luxury apartments as there are two secure entrances effectively creating two wings and only two apartments on each floor for a lovely private feel.

- ✓ IMMACULATELY PRESENTED THREE BEDROOM GROUND FLOOR APARTMENT WITH OUTDOOR PATIO AREA
- ✓ SITUATED IN A BEAUTIFUL CONSERVATION AREA
- ✓ SMART HOME TECHNOLOGY, SECURE ENTRY SYSTEM AND LIFT
- ✓ ALLOCATED PARKING SPACE, VISITOR PARKING, AN ELECTRICAL CHARGING POINT IN THE CAR PARK AND AN OUTSIDE SECURE STORAGE UNIT WITH POWER
- ✓ LARGE, LIGHT OPEN PLAN LOUNGE/KITCHEN/DINER WITH HILLSIDE VIEWS
- ✓ LANDSCAPED COMMUNAL GARDENS

Lounge/Kitchen/Diner

7.48m x 6.71m (24'6" x 22'0")



Bedroom Two

4.33m x 2.65m (14'3" x 8'9") To the outside of wardrobe doors.

Bedroom Three

3.32m x 2.67m (10'11" x 8'9")

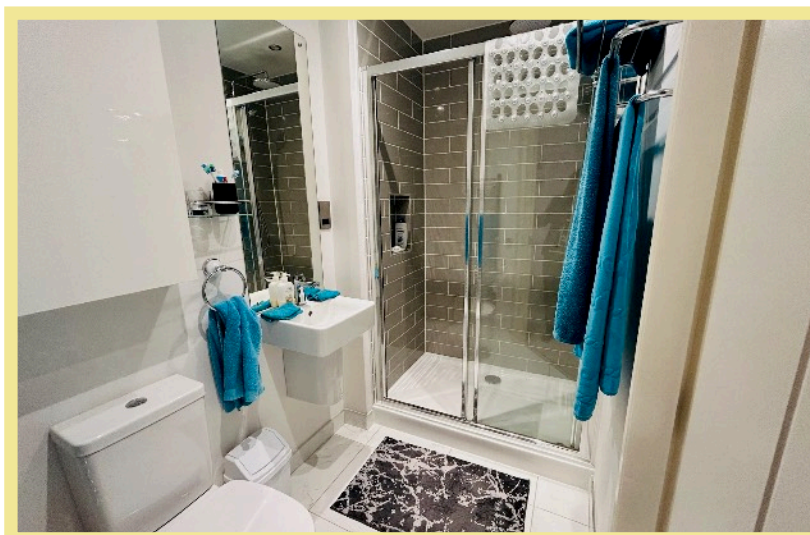
Master Bedroom

6.39m x 3.52m (21'0" x 11'7") To the widest part.



Ensuite

2.31m x 1.36m (7'7" x 4'6")



Bathroom

2.35m x 2.04m (7'9" x 6'8")

Location

Situated 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 onto the Promenade, continue along the Promenade and turn right by the Toad Public House, cross over at the crossroads onto Marine Road, at the mini roundabout Continue straight ahead onto Pwllcrochan Avenue where The Sycamores can be found towards the end of the road on the left.

Council Tax Band: "E" (provided on www.voa.gov.uk)
Energy Performance Rating Band B

Service Charge £2,200 per annum

This includes:

Wifi, smarthome technology, buildings insurance, maintenance of the lift and all communal areas including the gardens and window cleaning.

There is also a £350 per annum fee which goes into the sinkfund.

3 Bedroom
Ground Floor
Apartment
Apt.8, The
Sycamores
35 Pwllcrochan
Avenue
Colwyn Bay
LL29 7BW

£359,950

Reference Number: RP3451

4/01/24

Fletcher & Poole,
1A, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

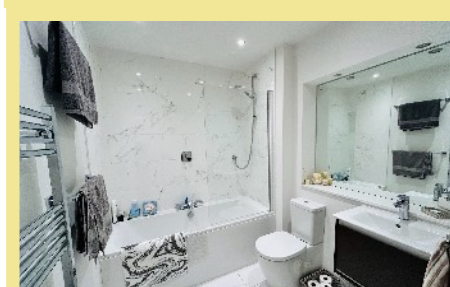
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		