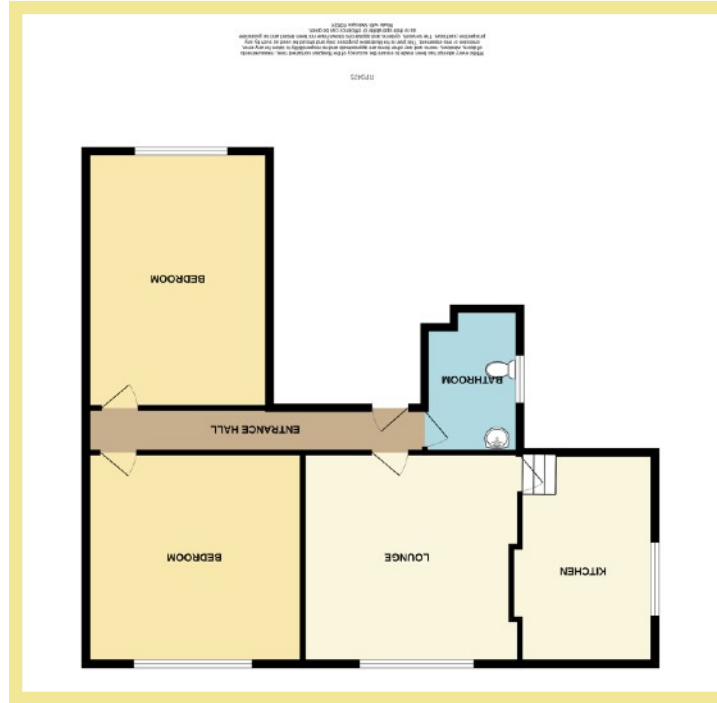


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com



REFURBISHED TWO BEDROOM SECOND FLOOR APARTMENT WITH ALLOCATED PARKING SPACE

Description

A partially refurbished two bedroom second floor apartment situated in an impressive period property in the centre of Colwyn Bay, walking distance to the shops and local amenities. The accommodation comprises of:

Communal entrance, stairs up to the second floor, entrance hallway, lounge with steps down into the kitchen, two double bedrooms and bathroom. UPVC double glazing and gas central heating throughout

To the front of the property there is an allocated parking space

- ✓ REFURBISHED TWO BEDROOM SECOND FLOOR APARTMENT
- ✓ SITUATED CLOSE TO LOCAL SHOPS & AMENITIES
- ✓ ALLOCATED OFF ROAD PARKING SPACE

Lounge

4.59m x 4.35m (15'1" x 14'3")



Kitchen

4.45m x 2.88m (14'7" x 9'5")



Bedroom

5.41m x 3.89m (17'9" x 12'9")



Bedroom

4.60m x 4.46m (15'1" x 14'8")

Bathroom

2.82m x 1.91m (9'3" x 6'3")



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 towards the Promenade, turn right onto the Promenade, continue along turn right by The Toad public house, at the crossroads go straight across, at the mini roundabout turn left onto Abergele Road, continue along and turn right onto Woodland Road East, follow round to the right as it turns into Woodlands Road West where No 11 can be found on the right hand side.

NB The apartment is leasehold on a 999 year lease Management charge is £70 per month

Council Tax Band B

Energy Performance Rating Band C

2 Bedroom
Second Floor
Apartment
Flat 3, 11
Woodland Road
West
Colwyn Bay
LL29 7DH

£119,950

Reduced From £129,950

Reference Number: RP3475
1/02/24

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

Registered Company
Number 4687367

Valuation

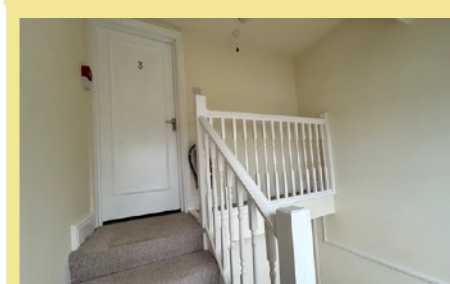
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		