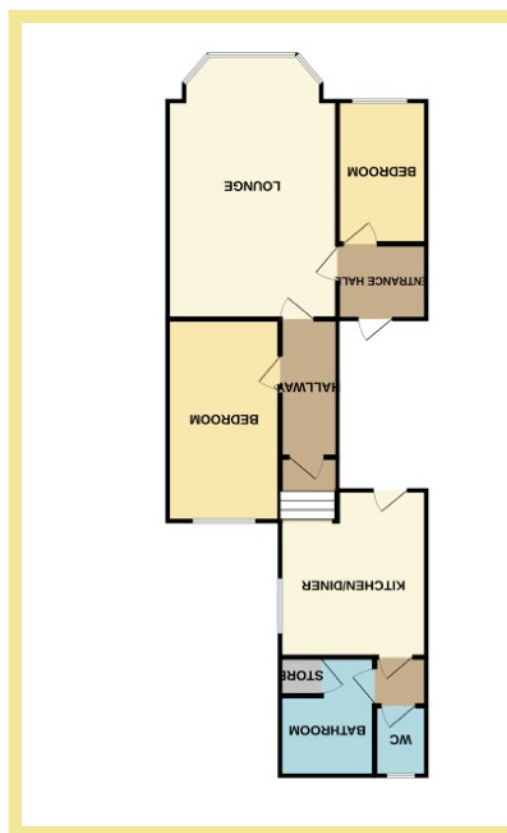
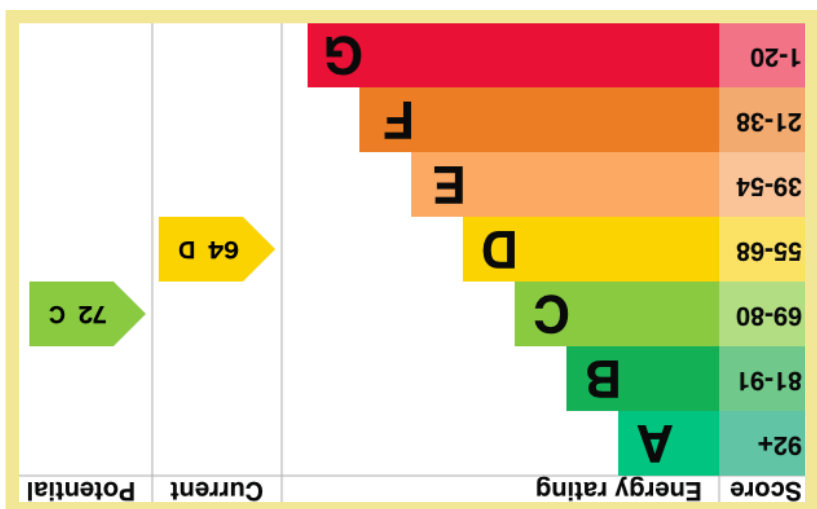


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or warranty in relation to the property and we do not have any authority to do so on behalf of the seller. The seller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

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www.fletcherpoole.com

Fletcher & Poole



Flat 1
403 Abergele Road
Old Colwyn
LL29 9PR



IPS FREE DELIVERY

Twenty Fifty

Spellbow

Two Bedroom First Floor Apartment Situated In The Centre Of Old Colwyn

Description

This two bedroom first floor apartment is situated in the centre of Old Colwyn with amenities on the doorstep and only a short walk to the promenade. The good size accommodation benefits from two double bedrooms, has upvc double glazing and storage heaters. It would make a good investment opportunity. There is a communal entrance with stairs leading to the apartment that comprises of entrance hall, light and spacious lounge, kitchen/diner, two double bedrooms, bathroom and separate w.c.

- ✓ TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ GOOD SIZE ACCOMMODATION
- ✓ SITUATED IN THE CENTRE OF OLD COLWYN
- ✓ POTENTIAL INVESTMENT OPPORTUNITY
- ✓ NO CHAIN

Lounge



6.01 x 3.49m (19'8" x 11'5")
Kitchen/Diner



3.77 x 3.31(12'5" x 10'11")
W.C.

1.45m x 0.90m (4'9" x 3'0")

Bedroom One

4.58m x 2.51m (15'0" x 8'3")



Bedroom Two

3.20m x 1.95 (10'6" x 6'5")

Bathroom

2.68m x 2.19m (8'10" x 7'2")



Location

The property is located in the centre of Old Colwyn with its local shops and other facilities. The larger resort town of Colwyn Bay with its shops is approximately one mile distance. The A55 dual carriageway is close by 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, follow this road down the Promenade, take the right turn signposted Old Colwyn and Colwyn Bay, proceed to the roundabout, turn left onto Abergele Road, proceed through the village of Old Colwyn where No 403 can be found on the left hand side.

Council Tax Band: A

Energy Performance Rating Band D

2 Bedroom
First Floor Apartment

Flat 1
403 Abergele Road
Old Colwyn
LL29 9PR

£89,950

Reference Number:RP3471
3/05/24

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

