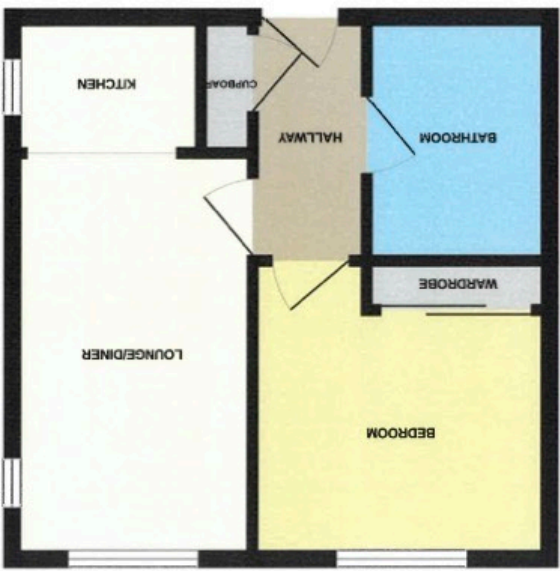
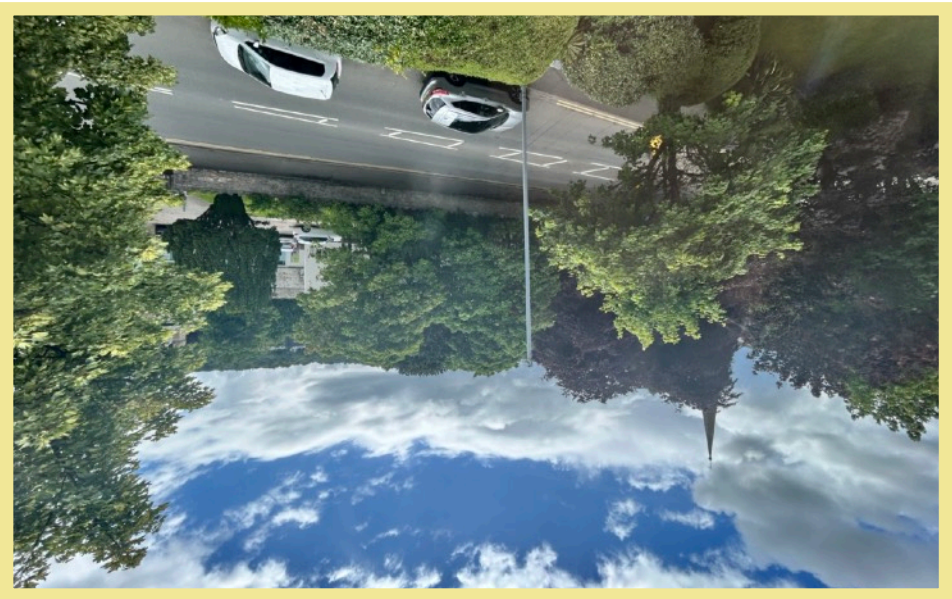


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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



Flat 55, Swn Y Mor
78 Conway Road,
Colwyn Bay,
LL29 7LE

Beautifully Presented One Bedroom Retirement Apartment With Dual Aspect Windows Situated Close To Local Amenities

Description

This one-bedroom third floor retirement apartment is situated in a well-maintained development and within walking distance of the local shops, promenade, and transport links. With a secure communal entrance there are stairs and lifts to all floors with the development benefitting from a communal lounge, laundry room and guest suite. There is also an emergency call system in all apartments with a house manager on site. The property also benefits from UPVC double glazing, electric heating with new Intelirad radiators having been fitted in the lounge and bedroom in December 2022 and is well worth viewing to appreciate the presentation throughout, and location. In brief the accommodation comprises of entrance hallway, large spacious lounge diner with dual aspect windows, an open archway provides access to the fitted kitchen which also benefits from a window to the side aspect, a well-presented double bedroom with built in wardrobes, modern shower room and a good sized storage cupboard.

Outside the property benefits from well-maintained communal gardens which contain a variety of mature shrubs and trees with various seating areas.

- ✓ BEAUTIFULLY PRESENTED ONE BEDROOM APARTMENT
- ✓ SITUATED CLOSE TO THE LOCAL AMENITIES & BUS ROUTE
- ✓ DUAL ASPECT WINDOWS PROVIDE LIGHT & SPACIOUS LIVING ACCOMMODATION
- ✓ ACCESS TO WELL MAINTAINED COMMUNAL GARDENS

Lounge/Diner

5.26m x 3.20m (17'3" x 10'6")



Kitchen

2.23m x 1.65m (7'4" x 5'5")



Store Cupboard

1.30m x 0.89m (4'3" x 2'11")

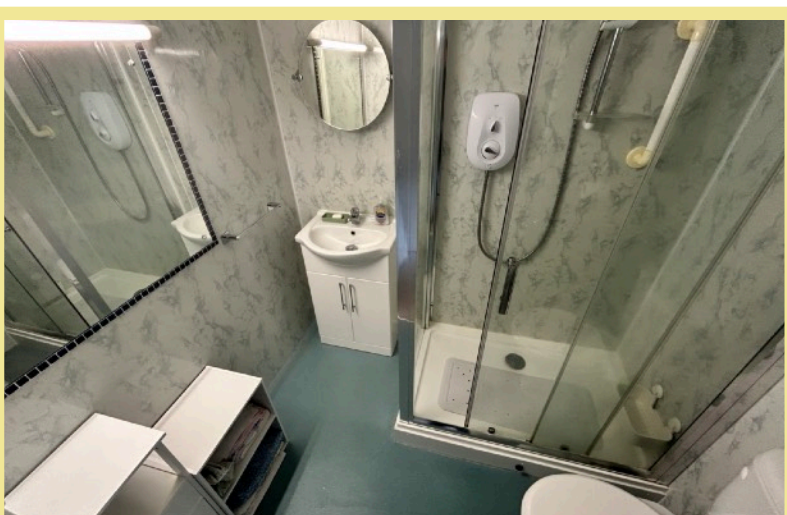
Bedroom

4.25m x 2.67m (14'0" x 8'9")



Shower Room

2.05m x 1.66m (6'9" x 5'6")



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 turning right by The Toad Public House, at the crossroads go straight across onto Marine Road, Swn Y Mor can be found at the end of the road on the right.

Council Tax Band: "B" (provided on www.voa.gov.uk)

Energy Performance Rating Band C

NB Apartment is leasehold on a 125 year lease from 1988

Ground rent is £492.34 per annum
Service charge is £2,917.76 per annum

One Bedroom Retirement Apartment

Flat 55, Swn Y Mor
78 Conway Road,
Colwyn Bay,
LL29 7LE

£64,950

Reference Number:RP3621
14/06/24

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

