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[www.fletcherpoole.com](http://www.fletcherpoole.com)

Fletcher & Poole



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C		
81-91	B	81 B	83 B
92+	A		



Apt 36, Cwrt Bryn Coed  
 Coed Pella Road  
 Colwyn Bay  
 LL29 7BJ



# One Bedroom Second Floor Retirement Apartment Situated Close To Local Amenities

## Description

This one bedroom second floor retirement apartment is part of Cwrt Bryn Coed, a well maintained development for over 55's. The facilities include lift and stairs to all floors, a communal lounge, laundry room, guest room and Careline in all apartments. The apartment comprises of hallway with a good size store cupboard, lounge/diner, kitchen, bedroom with built in wardrobes and a shower room. There is double glazing throughout and electric heaters. Outside there are communal gardens.

- ✓ ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT
- ✓ SITUATED CLOSE TO THE LOCAL AMENITIES OF COLWYN BAY
- ✓ PART OF A WELL MAINTAINED DEVELOPMENT
- ✓ ACCESS TO COMMUNAL GARDENS
- ✓ NO CHAIN

## Lounge/Diner

7.34m x 3.25m (24'1" x 10'8")



## Kitchen

2.30m x 2.05m (7'7" x 6'9")



## Bedroom

2.78m x 4.89m (9'2" x 16' 1")



## Shower Room

2.08m x 1.69m (6'10" x 5'7")



## Location

The property is situated in a sought after area perfectly located for the A55 and all local amenities and within an hours drive of Chester and the motorways beyond. The property is neighboured by Rydal Penrhos School.

## Directions

From our Rhos-on-Sea office turn right onto the promenade and continue along the promenade, turn right after the Toad Pub, straight ahead at the crossroads onto Marine Road, at the mini roundabout turn left onto Conway road, take the second right turn onto Coed Pella Road where Cwrt Bryn Coed can be found on the right hand side.

Council Tax Band: "C"

Energy Performance Rating Band : B

Agents Notes: Ground Rent £361.92 every 6 months. Leasehold on a 125 year lease from 2000. Service charge is £2,348 per annum to include water rates, laundry, building insurance, window cleaning, communal cleaning and maintenance of communal gardens.

1 Bedroom Second Floor  
Apartment

Apt 36, Cwrt Bryn Coed  
Coed Pella Road  
Colwyn Bay  
LL29 7BJ

£64,950

NO CHAIN

Reference Number:RP3623  
18/06/24

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](http://www.fletcherpoole.com)

