Apt.6, Glyn Garth Court
Walshaw Avenue
Colwyn Bay
LL29 7UY

Fletcher&Poole

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PENTHOUSE APARTMENT SET WITHIN THE PRESTIGIOUS DEVELOPMENT OF GLYN GARTH COURT IN A SOUGHT AFTER CONSERVATION AREA

Description

Apartment Six is a high specification penthouse apartment set within the prestigious development of Glyn Garth Court. Situated on one of the most desirable residential roads in in this lovely conservation area by Rydal Penrhos school. Walking distance to the promenade and beach along with the local shops, cafes and other amenities of Rhos on Sea and Colwyn Bay. Glyn Garth Court is a private, gated development with a secluded walled garden set in a York stone patio to the rear for communal use. Each apartment benefits from a private allocated garage and parking space.
Communal entrance hallway with stairs and a lift to all floors.
Apartment 6 in brief comprises of:
Spacious entrance hallway, large open plan lounge/ kitchen/diner with high specification kitchen, solid granite worktops and integrated appliances, utility room, cloakroom, two double bedrooms, one with an ensuite bathroom and the other with an ensuite shower room. There is a good sized covered balcony off the lounge with far reaching sea and woodland views.
The apartment benefits from gas central heating, UPVC double glazing and underfloor heating throughout. Viewing is highly recommended to appreciate the spacious layout, location and finish.

- ✓ PENTHOUSE APARTMENT FINISHED TO A HIGH SPECIFICATION
- ✓ LARGE, SPACIOUS OPEN PLAN LOUNGE/ KITCHEN/DINER
- ✓ COVERED BALCONY WITH FAR REACHING SEA VIEWS
- ✓ ALLOCATED GARAGE AND PARKING SPACE
- ✓ PRIVATE GATED DEVELOPMENT
- ✓ SITUATED IN A DESIRABLE CONSERVATION AREA
- ✓ WALKING DISTANCE TO THE PROMENADE, BEACH & LOCAL AMENITIES

Entrance Hallway

3.30m x 1.44m (10'10" x 4'9") & 5.61m x 1.48m (18'5" 4'10") & 2.97m x 1.46m (9'9" x 4'10")

Lounge

5.98m x 3.74m (19'7" x 12'3")

Cloakroom

2.22m x 1.17m (7'4" x 3'10")

Utility Room

3.15m x 1.88m (10'4" x 6'2")

Covered Balcony

3.74m x 1.65m (12'3" x 5'5")

Kitchen/Diner

7.43m x 4.77m (24'5" x 15'8")

Bedroom One

3.93m x 3.74m (12'11" x 12'3")

Ensuite Bathroom

2.63m x 2.19m (8'8" x 7'2")

Bedroom Two

3.72m x 3.15m (12'3" x 10'4')

Ensuite Shower Room

2.94m x 1.63m (9'8" x 5'4")

Location

Situated nearby to a conservation area, 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 towards the promenade, continue along turning right by the Toad Public House, go straight across at the crossroads, turn right at the mini roundabout onto Conway Road, take the second left onto Walshaw Avenue.

Council Tax Band TBC

Energy Performance Rating Band C

2 Bedroom Penthouse Apartment

Apt.6, Glyn Garth Court
Walshaw Avenue
Colwyn Bay
LL29 7UY

£324.950

Reference Number:RP3626
20/06/24

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

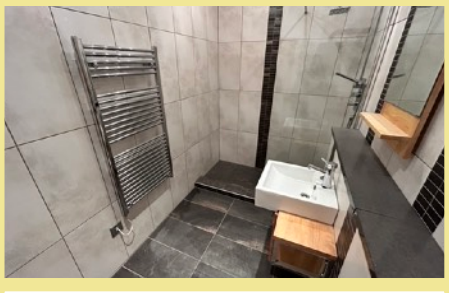
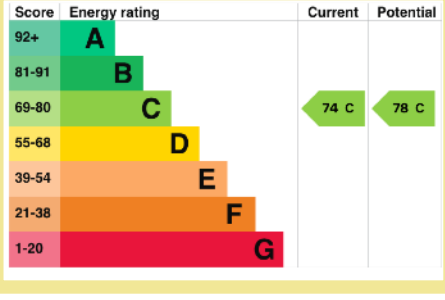
Registered Company Number 4687367

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

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