

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 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.

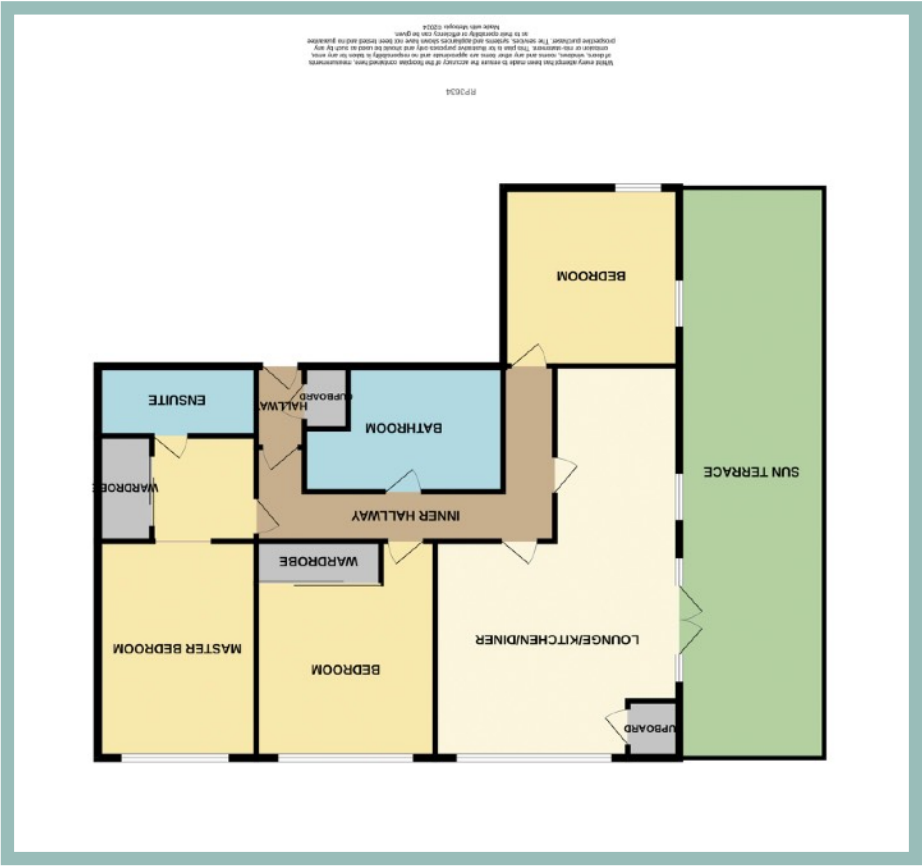
Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



Fletcher & Poole

DIAMOND COLLECTION

www.fletcherpoole.com



26 Penmaen Bod Eilias  
Old Colwyn  
LL29 8BL



# Beautifully Presented & Spacious Three Bedroom Penthouse Apartment Benefitting From A Large Sun Terrace With Panoramic Coastal & Hillside Views

## Description

A beautifully presented and spacious three-bedroom penthouse apartment, benefitting from a private large sun terrace with panoramic coastal and hillside views. Situated in the popular, well maintained and gated Penmaen Bod Elias development, viewing is highly recommended to appreciate the spacious layout, presentation throughout, large sun terrace and views. Part of a newly built development the light and spacious interior has been finished to a high standard with modern contemporary fixtures and fittings throughout.

The accommodation briefly comprises, apartment entrance hallway with large store cupboard, an inner hallway which leads through to the large L shaped lounge/kitchen/diner which benefits from floor to ceiling windows with panoramic coastal views of the bay and towards the Great Orme. There is also a high quality modern contemporary fitted kitchen with integrated appliances, Stella Blanco Quartz worktops and additional breakfast bar with feature lighting, French doors provide access to a large sun terrace which has glass and steel balustrades The spacious master bedroom has floor to ceiling windows with sea views, built in wardrobes and modern contemporary ensuite shower room, a second large double bedroom with floor to ceiling windows with sea views and built in wardrobes, a third double bedroom with dual aspect windows to the rear and hillside views and a spacious modern contemporary family bathroom with separate shower and bath. The property also benefits from remote controlled blinds, double glazing and gas central heating throughout.

Outside the property is set within maintained landscaped gardens and benefits from one allocated parking space, there is also visitor parking available and further parking in the layby nearby if required.

- ✓ BEAUTIFULLY PRESENTED THREE BEDROOM PENTHOUSE APARTMENT
- ✓ BENEFITS FROM A LARGE SUN TERRACE WITH PANORAMIC COASTAL VIEWS
- ✓ VIEWING HIGHLY RECOMMENDED TO APPRECIATE MODERN AND CONTEMPORARY FINISH THROUGHOUT
- ✓ MODERN OPEN PLAN LOUNGE/ KITCHEN /DINER
- ✓ SET WITHIN A WELL MAINTAINED DEVELOPMENT
- ✓ ALLOCATED OFF ROAD PARKING



3 Bedroom  
Penthouse  
Apartment

26 Penmaen Bod  
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LL29 8BL

£379,000

Reduced From £399,000

Reference Number: RP3634

2/01/25

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: [rhosonseasales@fletcherpoole.com](mailto:rhosonseasales@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)





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- Lounge/Kitchen/Diner
- 9.71m x 5.34m (31'11" x 17'6") Maximum
- Master Bedroom
- 5.11m x 3.14m (16'9" x 10'4")
- Walk In Wardrobe
- 2.81m x 1.89m (9'3" x 6'3")
- Ensuite
- 2.79m x 1.34m (9'2" x 4'5")
- Bedroom Two
- 5.09m x 3.34m (16'9" x 11'0")
- Bedroom Three
- 4.51m x 3.34m (14'11" x 11'0")
- Bathroom/Shower Room
- 3.13m x 2.07m (10'3' x 6'10")
- Cupboard
- 1.13m x 0.74m (3'9" x 2'5")
- Balcony
- 12.76m x 3.16m (41'11" x 10'5")





Location

The property is located on the outskirts of Old Colwyn with its local shops and other facilities. The larger resort town of Colwyn Bay with its larger shops is approximately two mile distance. The A55 dual carriageway is close by for easy access to Chester and the motorways beyond.

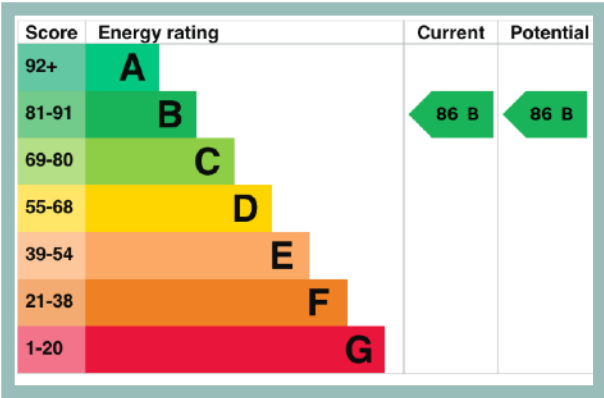
Directions

From the Rhos on Sea office turn right onto the Promenade, continue along this road nearly to the end, bear right towards Old Colwyn, turn left at the roundabout onto Abergele Road, continue through Old Colwyn to the top of the hill turn left onto Penmaen Bod Eilias.

NB Apartment is leasehold on a 999 year lease from 2021

Council Tax Band: “D” (provided on [voa.gov.uk](https://www.voa.gov.uk))

Energy Performance Rating Band B



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