

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.

www.fletcherpoole.com



Apt.10 The View
 Penmaen Bod Eilias
 Old Colwyn
 LL29 8BL



Immaculately Presented Two Bedroom Ground Floor Apartment With Stunning Sea & Coastal Views

Description

This immaculately presented and spacious two-bedroom ground floor apartment is situated close to local shops and amenities and benefits from panoramic sea and coastline views. Part of a newly built development, the light and spacious interior has been finished to a high standard with modern contemporary feel throughout and with an option for the furniture and fittings to be purchased. The apartment accommodation in brief comprises hallway, spacious open plan lounge/kitchen/diner with a modern fitted kitchen with integrated appliances and a balcony leading off it with panoramic coastal views, master bedroom with ensuite, a second double bedroom, family bathroom and two storage cupboards. Outside to the front of the property is set within beautifully landscaped gardens with one allocated parking, visitors parking, secure gated entrance, and communal roof terrace. Viewing is essential to appreciate the breathtaking views, immaculate presentation, and location this property has to offer.

- ✓ IMMACULATELY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ STUNNING SEA AND COASTAL VIEWS
- ✓ BALCONY, ALLOCATED PARKING AND SECURE ENTRY SYSTEM
- ✓ PART OF A NEWLY BUILT WELL MAINTAINED DEVELOPMENT
- ✓ OPTION TO PURCHASE FURNITURE AND FITTINGS
- ✓ NO CHAIN



Lounge/Kitchen/Diner

6.70m x 5.40m (22'0" x 17'9")

Bedroom One

4.09m x 3.55m (13'5" x 11'8")



Ensuite

2.78m x 1.39m (9'2" x 4'7")

Bedroom Two

4.08m x 3.43m (13'5" x 11'3")

Bathroom

3.48m x 2.00m (11'5" x 6'7")



Location

Situated 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.

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

Current Energy Performance Rating Band B

NB Apartment is leasehold on a 999 year lease
Ground rent £200 per annum

2 Bedroom
Ground Floor
Apartment

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Penmaen Bod Eilias
Old Colwyn
LL29 8BL

£264,950

Reference Number:RP3686
20/08/24

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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 86 B | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |