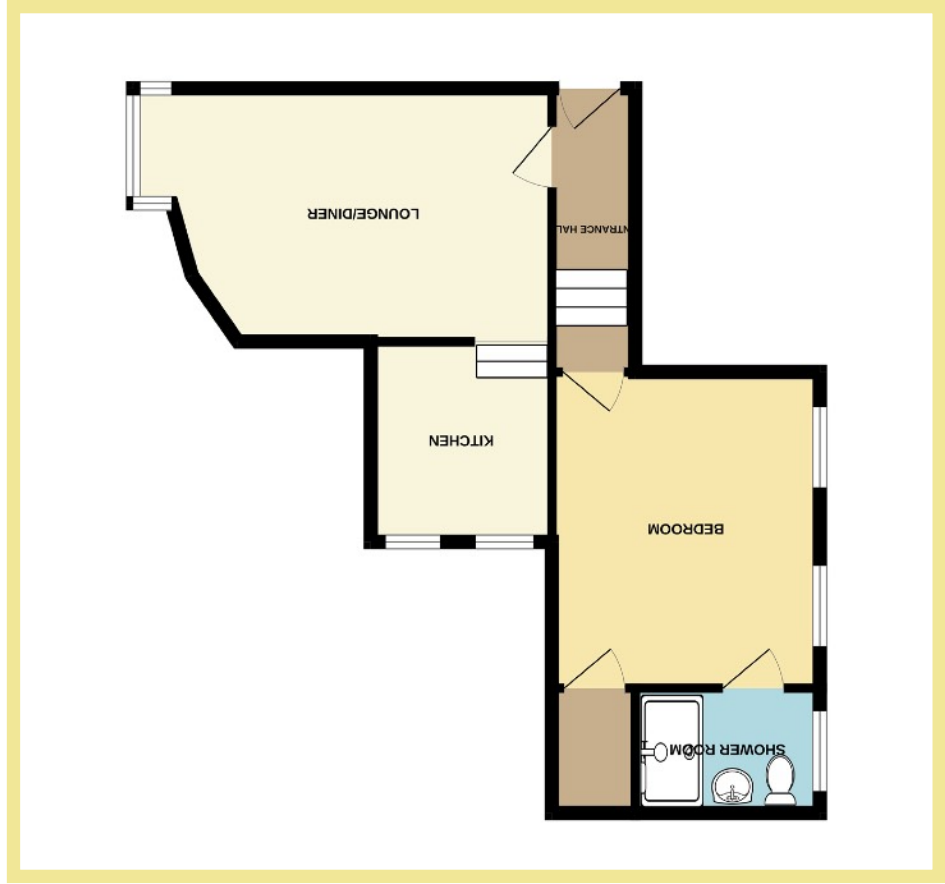


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com

Fletcher & Poole



Apt 4, Bod Difyr
Station Road
Old Colwyn
LL29 9PW

One Bedroom First Floor Apartment Situated In A Central Position In Old Colwyn

Description

This one bedroom first floor apartment is situated in a central position in Old Colwyn, walking distance to the local shops, promenade and amenities.

The accommodation comprises of:-

Communal entrance with stairs leading up to the apartment front door on the first floor, entrance hall, lounge/diner, kitchen, spacious double bedroom with storage cupboard and shower room.

The property would be ideal for a first time buyer or as an investment opportunity.

- ✓ ONE BEDROOM FIRST FLOOR APARTMENT
- ✓ SITUATED IN A CENTRAL LOCATION IN OLD COLWYN
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, PROMENADE AND AMENITIES
- ✓ IDEAL FOR A FIRST TIME BUYER OR BUY TO LET INVESTMENT

Lounge

5.24m x 3.13m (17'2" x 10'3")



Kitchen

2.49m x 2.30m (8'2" x 7'7")



Bedroom

3.97m x 3.34m (13'0" x 11'0")



Shower Room

2.28m x 1.54m (7'6" x 5'1")



Location

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

Directions

From the Rhos On Sea office turn right then right onto the promenade. continue along this road to the end, bear right under the bridge, take the first right onto Station Road.

Council Tax Band: "A"
Energy Performance Rating Band D

NB Apartment is leasehold

Maintenance charge is £75 pcm
Includes water, building insurance & gardens

1 Bedroom
First Floor
Apartment

Apt.4, Bod Difyr
Station Road
Old Colwyn
LL29 9PW

£70,000

Reference Number:RP3693
30/08/24

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:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		