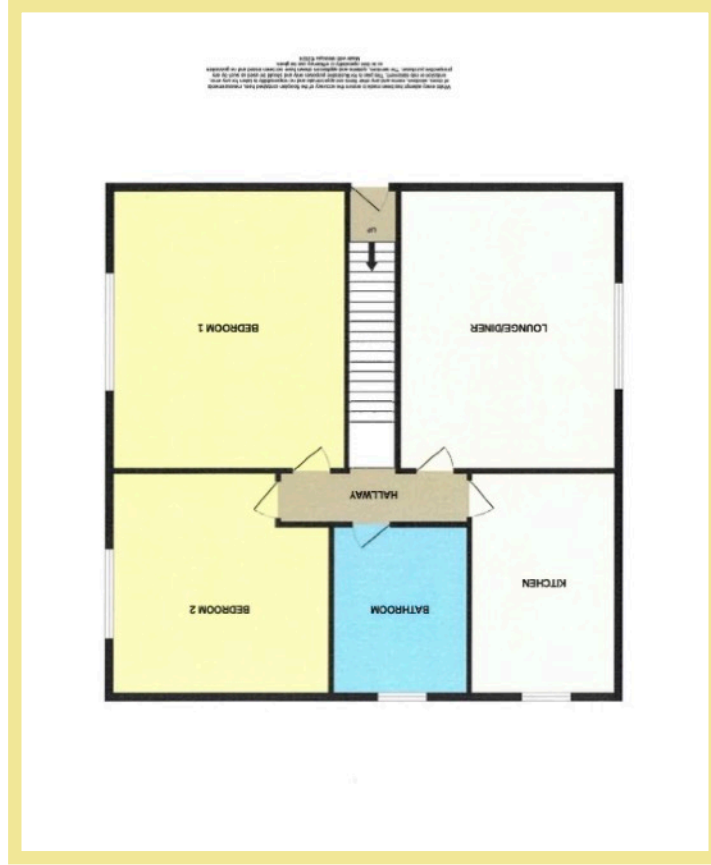


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

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

Fletcher & Poole



147b Abergele Road  
Colwyn Bay  
LL29 7SL

# Two Bedroom Top Floor Apartment Situated Close To Local Shops & Amenities

## Description

This top floor flat in a most popular and convenient location does not lack space, has its own private entrance and comes complete with its own parking and garage! With NO CHAIN it is a fantastic opportunity as it has modern interiors and does not require updating other than to put your own personal stamp on the property.

In brief the accommodation comprises, Private entrance hallway and landing, living/dining room, kitchen, family bathroom, two double bedrooms, detached garage, parking and small shared outdoor space.

The property benefits from gas central heating, double glazing, private parking area, detached garage, storage shed in the outdoor area.

- ✓ TWO BEDROOM TOP FLOOR APARTMENT
- ✓ TWO DOUBLE BEDROOMS
- ✓ SPACIOUS LIVING/DINING ROOM
- ✓ THREE PIECE BATHROOM SUITE
- ✓ GARAGE & PARKING
- ✓ NO CHAIN

## Living Room

4.30m x 3.90m (14'2" x 12'10")



## Kitchen

2.70m x 2.40m (8'11" x 7'11")



## Bedroom Two

3.40m x 4.40m (11'2" x 14'5")

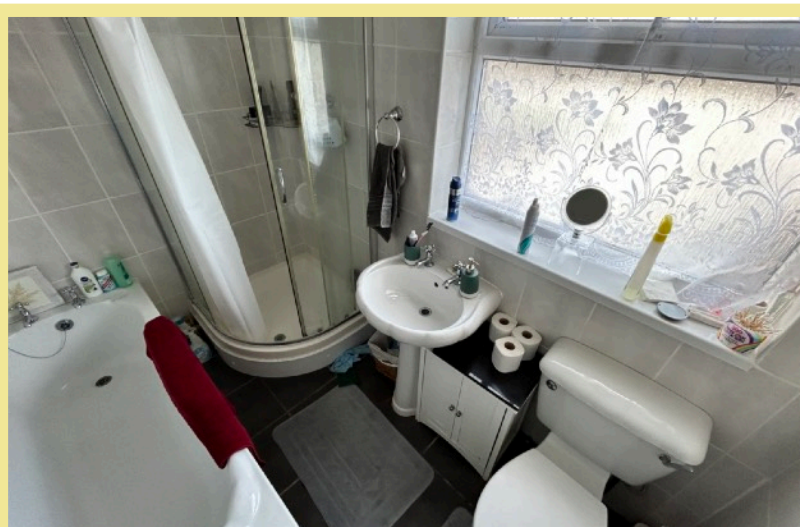
## Bedroom One

3.40m x 3.90m (11'2" x 12'10")



## Bathroom

1.80m x 2.60m (5'11" x 8'6")



## 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 one 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 and first right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight ahead at the roundabout and join the A55 in the direction of Chester leave the A55 at the second junction signposted Old Colwyn and turn right at the end of the slip road and proceed to the roundabout, take the fourth right onto Abergele Road where No 147b can be found on the right.

Council Tax Band: "B" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band TBC

2 Bedroom  
Top Floor  
Apartment

147b Abergele Road  
Colwyn Bay  
LL29 7SL

£99,950

**NO CHAIN**

Reference Number:RP3720

17/09/24

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

