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An aerial photograph of a modern, multi-story apartment building with a mix of grey and white facades, situated on a rocky cliff overlooking the sea. A pier is visible in the water to the left. The sky is clear and blue.

Apt.18 The View
Penmaen Bod Eilias
Old Colwyn
LL29 8BL



Stunning Two Bedroom Ground Floor Apartment Benefitting From Panoramic Coastal Views

Description

This stunning and spacious two-bedroom ground floor apartment is situated close to the local shops and amenities and benefits from panoramic coastal views. Part of a newly built development within the last 5 years, the light and spacious interior has been finished to the highest standard throughout with a modern contemporary feel throughout. Viewing is highly recommended to appreciate the presentation throughout, elevated position and panoramic coastal views. The apartment accommodation in brief comprises hallway with feature wall cladding, spacious open plan lounge/kitchen/diner with a modern fitted kitchen with integrated appliances and feature window to the side aspect with sea views and a balcony leading off it with panoramic coastal views, a good sized master bedroom with fitted wardrobes benefitting from a modern contemporary ensuite shower room with oak effect wall mounted sink unit, a second double bedroom with fitted wardrobes, modern contemporary family bathroom with oak effect wall mounted sink unit and two storage cupboards. Outside to the front of the property is set within beautifully landscaped gardens with one allocated parking space, visitors parking, secure gated entrance, and communal roof terrace.

- ✓ STUNNING TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ SITUATED IN AN ELEVATED POSITION WITH PANORAMIC COASTAL VIEWS
- ✓ MODERN CONTEMPORARY KITCHEN AND BATHROOMS
- ✓ FITTED WARDROBES IN BOTH DOUBLE BEDROOMS
- ✓ GATED DEVELOPMENT WITH SECURE OFF-ROAD PARKING

Lounge/Kitchen/Diner

6.84m x 5.33m (22'5" x 17'6") Maximum



Cupboard One

0.91m x 0.43m (3'0" x 1'5")

Cupboard Two

0.92m x 0.48m (3'1" x 1'7")

Boiler Cupboard

0.82m x 0.47m (2'9" x 1'7")

Master Bedroom

3.76m x 3.55m (12'4" x 11'8") Into the wardrobe



Ensuite

2.58m x 1.12m (8'6" x 3'8")



Bedroom Two

3.87m x 3.05m (12'9" x 10'0") Into the wardrobe

Bathroom

3.24m x 1.72m (10'8" x 5'8")

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)

Energy Performance Rating Band B

NB Apartment is leasehold on a 999 year lease
Ground rent £200 per annum
Service Charge £284 per quarter

2 Bedroom
Ground Floor
Apartment

Apt.18 The View
Penmaen Bod Eilias
Old Colwyn
LL29 8BL

£249,950

Reduced From £269,950

Reference Number:RP3770
30/10/24

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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		