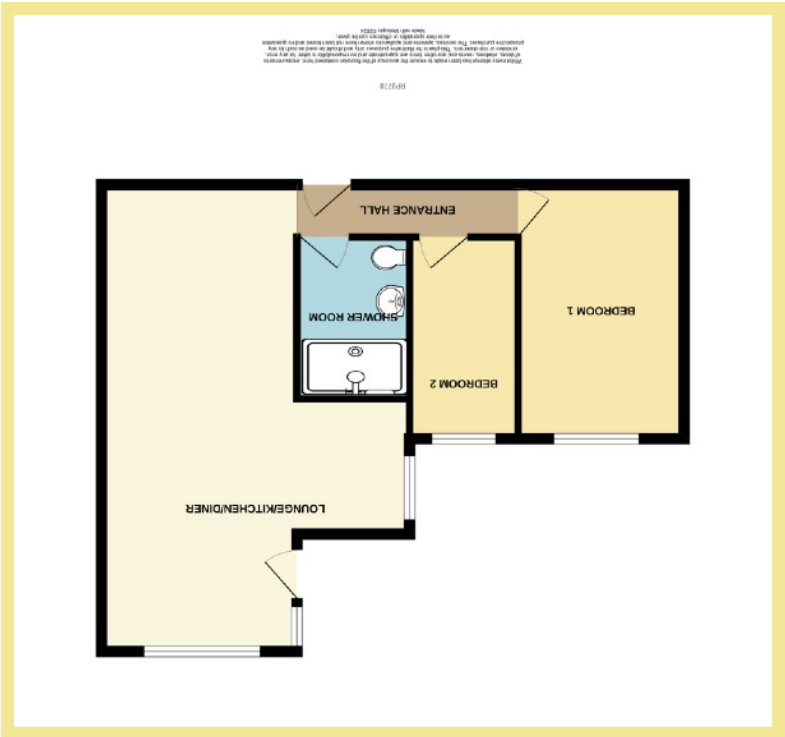


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Apt.2 Rhos Gwyn
493 Abergele Road
Old Colwyn
LL29 9AE

Immaculate Two Bedroom Ground Floor Apartment Recently Remodelled & Modernised In A Convenient Location

Description

This immaculate two bedroom ground floor apartment has recently been remodelled to create a modern open plan space to include a lounge/kitchen/diner with French door leading out onto a decked patio area and the large communal gardens. Set within the well established and maintained development of Rhos Gwyn in Old Colwyn which has incredible sea views and is very peaceful, walking distance to the local shops, bus stop and promenade. Benefitting from a garage and off road parking space. Viewing is highly recommended to appreciate the immaculate presentation, modernised open plan layout and location. The apartment comprises of:- Communal entrance with secure intercom system, built in storage, the apartment is situated on the lower ground floor level 1 or can be accessed through the communal gardens and into the apartment via the French door. Open plan lounge/kitchen/diner with integrated washing machine, oven, ceramic hob and overhead extractor fan. French door leads out onto a decked seating area in the large communal gardens with sea views. Master bedroom with fitted wardrobes, single bedroom and modern shower room. The apartment has UPVC double glazing and upgraded electric heating throughout. Outside to the front of the building there is an allocated garage and off road parking in the residents communal car park. There is also a communal refuse room.

- ✓ IMMACULATE TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ RECENTLY REMODELLED TO CREATE A MODERN SPACE
- ✓ OPEN PLAN LOUNGE/KITCHEN/DINER
- ✓ COMMUNAL GARDENS
- ✓ GARAGE & OFF ROAD PARKING
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, BUS STOP AND PROMENADE

Lounge/Kitchen/Diner

24’3” x 10’3” (7.38m x 3.13m)



Bedroom Two

10’7” x 6’4” (3.22m x 1.93m)

Bedroom One

13’2” x 8’8” (4.02m x 2.63m)



Shower Room

8’2” x 5’2” (2.49m x 1.57m)



Garage

16’4” x 8’2” (4.99m x 2.49m)

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 towards the Promenade, turn right onto the Promenade. Continue along this road to the end, bear right onto Wynnstay Road, continue to the top of the road, bear left onto Abergele Road, as you go up the hill Rhos Gwyn is on the left hand side.

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

Energy Performance Rating Band E

NB: Apartment is leasehold on a 999 year lease from 1990
Service charge: £100 pcm payable to Rhos Gwyn Management Ltd
Apartment cannot be sub let.

2 Bedroom Ground Floor Apartment

Apt.2 Rhos Gwyn
493 Abergele Road
Old Colwyn
LL29 9AE

£129,950

Reduced From £139,950

Reference Number:RP3778

31/10/24

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:
rhosonsea@fletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		