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Apt.1, Glyn Garth Court
Walshaw Avenue
Colwyn Bay
LL29 7UY

High Specification Three Bedroom Ground Floor Apartment Set Within The Prestigious Development Of Glyn Garth Court In A Sought After Conservation Area

Description

This three bedroom ground floor apartment is set within the prestigious development of Glyn Garth Court. Situated on one of the most desirable roads in this lovely conservation area by Rydal Penrhos school. Walking distance to the promenade and beach along with the local shops, cafes and other amenities of Rhos on Sea and Colwyn Bay. Glyn Garth Court is a private, gated development with a secluded, walled garden set in a York stone patio to the rear for communal use. Each apartment benefits from a private, allocated garage & parking space. Communal entrance hallway with stairs and lift to all floors. Apartment 1 in brief comprises of:- Spacious entrance hallway, large open plan Lounge/ kitchen/diner with high specification fitted kitchen, solid granite worktops, integrated appliances. Utility space, cloakroom, two large bedrooms one with an ensuite shower room and the other with an ensuite bathroom, both with fitted wardrobes, and a third bedroom/office. From the lounge sliding doors go out onto the covered patio seating area which is an ideal place for outside dining & entertaining. Steps lead up to the private walled garden which is laid to lawn with well established plants & shrubs. The apartment benefits from UPVC double glazing, gas central heating and under floor heating throughout. Viewing is highly recommended to appreciate the spacious layout, location and finish.

- ✓ THREE BEDROOM GROUND APARTMENT FINISHED TO A HIGH SPECIFICATION
- ✓ LARGE, SPACIOUS OPEN PLAN LOUNGE/ KITCHEN/DINER
- ✓ COVERED PATIO SEATING AREA
- ✓ PRIVATE WALLED GARDEN
- ✓ ALLOCATED GARAGE & PARKING SPACE
- ✓ PRIVATE GATED DEVELOPMENT
- ✓ SITUATED IN A DESIRABLE CONSERVATION AREA
- ✓ WALKING DISTANCE TO THE PROMENADE, BEACH & LOCAL AMENITIES

Lounge

5.60m x 4.79m (18'4" x 15'9")



Utility

1.17m x 0.78m (3'10" x 2'7")

Cloakroom

1.82m x 1.40m (6'0" x 4'7")

Kitchen/Diner

6.25m x 4.40m (20'6" x 14'5")



Bedroom One

6.62m x 3.18m (21'9" x 10'5")



Ensuite Shower Room

2.37m x 1.61m (7'9" x 5'4")

Bedroom Two

6.42m x 3.06m (21'1" x 10'0")

Ensuite Bathroom

2.42m x 1.95m (8'0" x 6'5")

Bedroom Three/Office

3.22m x 2.28m (10'7" x 7'6")

Location

Situated nearby to a conservation area, close to the centre of Colwyn Bay which has a variety of local shops and other amenities. It is conveniently located near to the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn right towards the promenade, continue along turning right by the Toad Public House, go straight across at the crossroads, turn right at the mini roundabout onto Conway Road, take the second left onto Walshaw Avenue. Council Tax Band TBC Energy Performance Rating Band C NB: Leasehold on a 999 year lease from 2024 Service charge £1500 per annum Ground rent £150 per annum

3 Bedroom Ground Floor Apartment

Apt.1, Glyn Garth Court
Walshaw Avenue
Colwyn Bay
LL29 7UY

£329,995

Reference Number:RP3789
15/11/24
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

