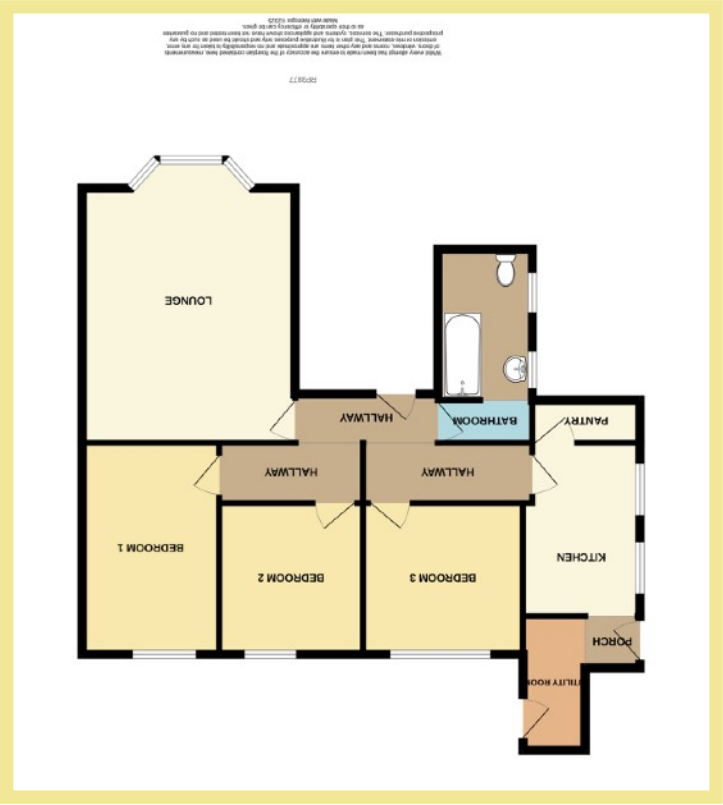


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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





# Three Bedroom Ground Floor Apartment Situated In The Heart Of Colwyn Bay With Allocated Parking Space

## Description

This three bedroom ground floor apartment is situated in an impressive period property in the centre of Colwyn Bay, walking distance to the local shops & amenities.

The accommodation comprises of:-  
A communal entrance, private apartment front door, hallway, light spacious lounge with large bay window, kitchen, utility, pantry, three double bedrooms and bathroom.

Back door leads out onto a courtyard area.

UPVC double glazing and gas central heating throughout.

To the front of the property there is an allocated parking space.

- ✓ THREE BEDROOM GROUND FLOOR APARTMENT
- ✓ SITUATED IN THE HEART OF COLWYN BAY, WALKING DISTANCE TO THE LOCAL SHOPS & AMENITIES
- ✓ PERMISSION FOR ALLOCATED OFF ROAD PARKING SPACE
- ✓ NO CHAIN

## Lounge

4.96m x 4.14m (16'3" x 13'7")



## Kitchen

3.40m x 2.27m (11'2" x 7'5")



## Pantry

2.59m x 0.83m (8'6" x 2'9")

## Utility

2.58m x 1.45m (8'6" x 4'9")

## Bedroom One

4.15m x 2.66m (13'7" x 8'9")



## Bedroom Two

2.85m x 2.84m (9'5" x 9'4")

## Bedroom Three

3.12m x 3.06m (10'3" x 10'0")

## Bathroom

3.80m x 1.87m (12'6" x 6'2")



## Location

Situated 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 towards the Promenade, turn right onto the Promenade, continue along turn right by The Toad public house, at the crossroads go straight across, at the mini roundabout turn left onto Abergele Road, continue along and turn right onto Woodland Road East, follow round to the right as it turns into Woodlands Road West where No 11 can be found on the right hand side.

NB The apartment is leasehold on a 999 year lease  
Management charge is £70 per month

Council Tax Band B  
Energy Performance Rating Band C

3 Bedroom  
Ground Floor  
Apartment  
Flat 1, 11  
Woodland Road  
West  
Colwyn Bay  
LL29 7DH

£129,950

NO CHAIN  
Reference Number:RP3877  
6/03/25

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

