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www.fletcherpoole.com



Apt 30, Cwrt Bryn Coed
Coed Pella Road
Colwyn Bay
LL29 7BJ

Beautifully Presented Two Bedroom Second Floor Retirement Apartment Situated Close To Local Amenities

Description

This two bedroom second floor retirement apartment is beautifully presented and set within the Cwrt Bryn Coed development for the over 55's. Well maintained and managed with a lift & stairs to all floors, communal lounge, laundry room and guest room. With Careline facilities in all apartments. Secure communal entrance with intercom on the ground floor, apartment 30 is situated overlooking the gardens at the rear of the development. The apartment comprises of:- Spacious hallway with good sized storage cupboard, lounge/diner with juliette balcony overlooking the gardens, kitchen, two double bedrooms, one with fitted wardrobes and bathroom. UPVC double glazing and electric heating throughout. The development is set within beautifully maintained gardens Viewing is recommended to appreciate this well managed retirement apartment and its convenient location.

- ✓ TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT
- ✓ PART OF A WELL MANAGED & MAINTAINED DEVELOPMENT FOR THE OVER 55'S
- ✓ SITUATED CLOSE TO THE LOCAL AMENITIES OF COLWYN BAY
- ✓ COMMUNAL LOUNGE, LAUNDRY ROOM & GUEST ROOM
- ✓ SET WITHIN BEAUTIFULLY MAINTAINED COMMUNAL GARDENS

Hall

3.58m x 2.58m (11'9" x 8'6")

Lounge/Diner

6.44m x 3.16m (21'2" x 10'5")



Kitchen

2.53m x 2.16m (8'4" x 7'1")



Bedroom One

4.79m x 2.70m (15'9" x 8' 11")



Bedroom Two

5.38m x 2.76m (17'8" x 9'1")

Bathroom

2.08m x 1.66m (6'10" x 5'6")



Location

The property is situated in a sought after area perfectly located for the A55 and all local amenities and within an hours drive of Chester and the motorways beyond. The property is neighboured by Rydal Penrhos School.

Directions

From our Rhos-on-Sea office turn right onto the promenade and continue along the promenade, turn right after the Toad Pub, straight ahead at the crossroads onto Marine Road, at the mini roundabout turn left onto Conway road, take the second right turn onto Coed Pella Road where Cwrt Bryn Coed can be found on the right hand side.

Council Tax Band: "C"
Energy Performance Rating Band : D

NB Apartment is leasehold on a 125 year lease from 2000

Ground rent is £422.24 every 6 months March/ September
Service charge is £1,796.75 for half a year (2025)

To include water rates, laundry, building insurance, window cleaning, cleaning of communal areas and maintenance of communal gardens.

2 Bedroom Second Floor Apartment

Apt 30, Cwrt Bryn Coed
Coed Pella Road
Colwyn Bay
LL29 7BJ

£82,500
Reduced From £89,950
Reference Number:RP3920
4/04/25

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

