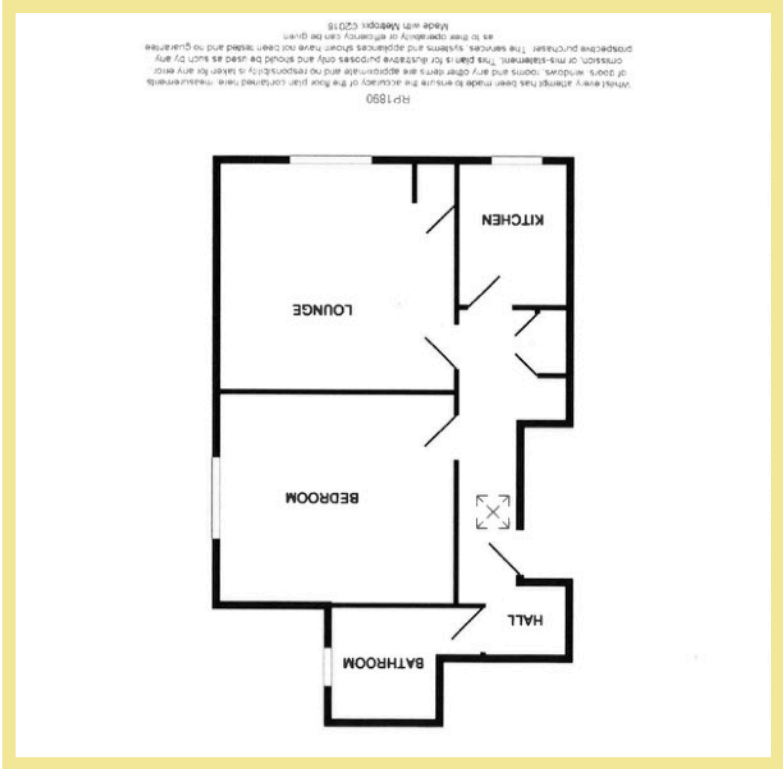


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com



Flat 4
25 Woodland Road West
Colwyn Bay
LL29 7DH

Spacious One Bedroom Second Floor Apartment Situated Close To Local Amenities

Description

A spacious and light one bedroom second floor apartment situated close to local amenities. The accommodation comprises of hall, lounge/ diner, modern kitchen, large double bedroom and contemporary bathroom. The property benefits from gas central heating and upvc windows throughout. It is well worth viewing to appreciate the size and layout of the accommodation.

- ✓ SPACIOUS ONE BEDROOM SECOND FLOOR APARTMENT
- ✓ IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- ✓ SITUATED CLOSE TO LOCAL AMENITIES
- ✓ NO CHAIN

Kitchen

8'10" x 6'10" (2.69m x 2.08m)



Lounge

14'6" x 13'11" (4.42m x 4.24m)



Bedroom One

14'6" x 12'9" (4.42m x 3.88m) Maximum



Bathroom

9'5" x 7'0" (2.87m x 2.13m) Maximum



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 25 can be found on the right.

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

Energy Performance Rating Band C

NB Property is leasehold on a 999 year lease

Service charge is £50 per month

1 Bedroom Second Floor Apartment

Flat 4
25 Woodland Road West
Colwyn Bay
LL29 7DH

£79,950
NO CHAIN

Reference Number:RP1890
8/05/25
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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		