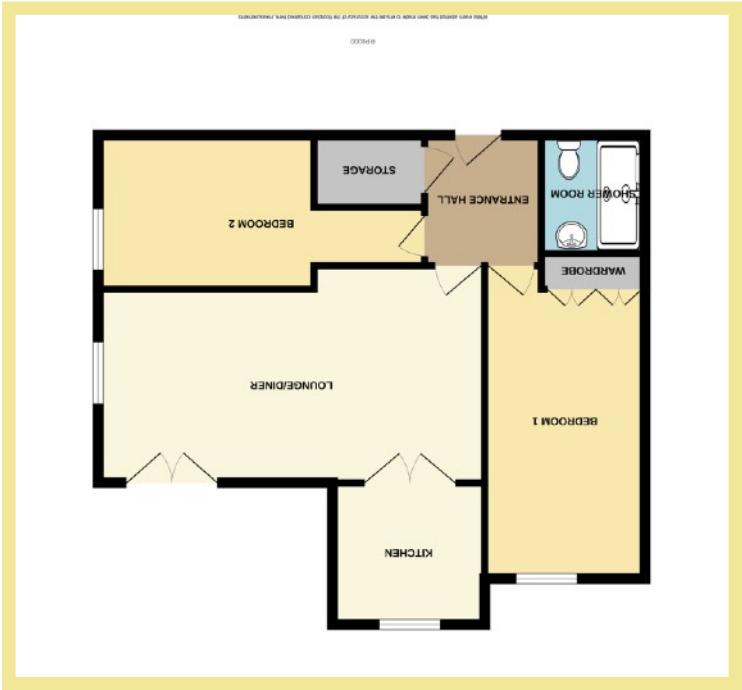


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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 64, Cwrt Bryn Coed
Coed Pella Road
Colwyn Bay
LL29 7BJ

Spacious Two Bedroom Third Floor Retirement Apartment Overlooking The Gardens Situated Close To Local Amenities

Description

Apartment 64 is a two bedroom 3rd floor retirement apartment set within the Cwrt Bryn Coed development for the over 55s Well managed & maintained with a secure communal entrance with intercom on the ground floor, lift & stairs to all floors, communal lounge, laundry room and guest room. Benefitting from Careline facilities in each apartment. Situated overlooking the beautifully maintained gardens at the rear of the development the apartment comprises of:-
Spacious hallway with good sized built-in storage cupboard, large lounge/diner with juliette balcony, kitchen, two double bedrooms, one with a range of fitted wardrobes, shower room. UPVC double glazed windows and electric heating throughout. The development is set within beautifully maintained gardens close to the local amenities of Colwyn Bay. A short drive to the promenade & beach.
Viewing is highly recommended to appreciate this well managed retirement development and it's convenient location.

- ✓ TWO BEDROOM THIRD FLOOR RETIREMENT APARTMENT
- ✓ PART OF A WELL MANAGED & MAINTAINED DEVELOPMENT FOR THE OVER 55'S
- ✓ COMMUNAL LOUNGE, LAUNDRY ROOM & GUEST ROOM
- ✓ SET WITHIN BEAUTIFULLY MAINTAINED COMMUNAL GARDENS
- ✓ SITUATED CLOSE TO THE LOCAL AMENITIES IN COLWYN BAY
- ✓ NO CHAIN

Entrance Hall

2.16m x 1.90m (7'1" x 6'3")

Lounge/Diner

6.46m x 3.21m (21'2" x 10'6")



Kitchen

2.53m x 2.35m (8'4" x 7'9")



Bedroom One

4.77m x 2.68m (15'8" x 8' 10")



Bedroom Two

5.38m x 2.44m (17'8" x 8'0")

Shower Room

2.07m x 1.69m (6'10" x 5'7")



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 : C

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 Third Floor Apartment

Apt 64, Cwrt Bryn Coed
Coed Pella Road
Colwyn Bay
LL29 7BJ

£85.000

Reference Number:RP4000
13/06/25

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

