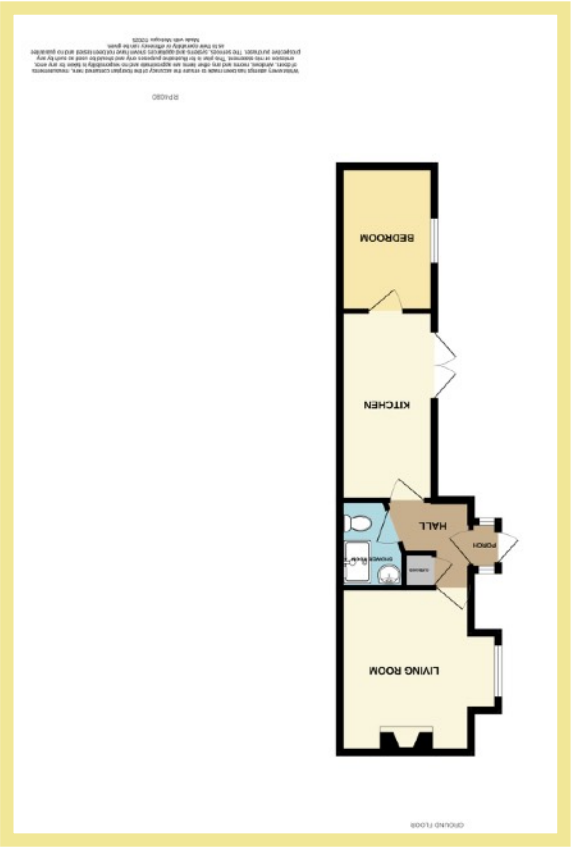


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Garden Flat
18 Mostyn Road
Colwyn Bay
LL29 8PB

One Bedroom Ground Floor Garden Flat With Its Own Private Entrance & Garden Situated In The Heart Of Colwyn Bay

Description

A one bedroom ground floor garden flat situated in the heart of Colwyn Bay. Walking distance to the local shops, railway station, promenade & beach. The flat benefits from it's own private entrance at the rear of the building in it's own private garden. Laid with artificial grass for low maintenance, walled & fenced borders and patio seating areas for outside dining. The accommodation comprises of:- Entrance porch, hallway with built-in storage, lounge, bedroom, shower room and kitchen/diner with French doors out onto the private garden. Benefitting from UPVC double glazed windows and gas central heating throughout. Viewing is recommended to appreciate this garden flat and it's convenient location.

- ✓ ONE BEDROOM GROUND FLOOR GARDEN FLAT
- ✓ OWN PRIVATE ENTRANCE
- ✓ GOOD SIZE ENCLOSED REAR GARDEN
- ✓ SITUATED IN THE HEART OF COLWYN BAY
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, TRAIN STATION, PROMENADE & BEACH

Lounge

3.84m x 3.71m (12'7" x 12'2")



Kitchen/Diner

4.47m x 2.22m (14'8" x 7'4")



Porch

1.10m x 0.62m (3'8" x 2'1")

Hallway

2.00m x 1.99m (6'7" x 6'6")

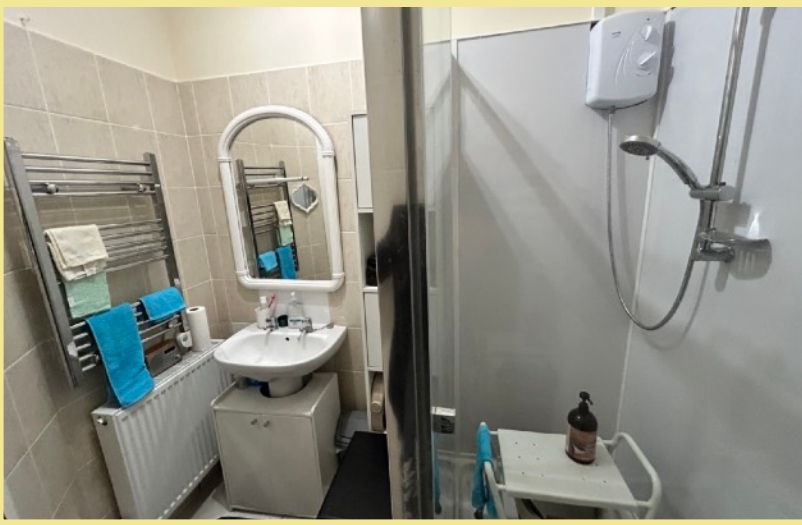
Bedroom

3.33m x 2.25m (10'11" x 7'5")



Shower Room

2.15m x 1.91m (7'1" x 6'3")



Location

The property is 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 right onto the Promenade, turn right onto Marine Road by The Toad, continue across at the crossroads, turn left at the mini roundabout, Mostyn Road can be found on the left hand side.

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

Energy Performance Rating Band "D"

Freehold Property

1 Bedroom
Ground Floor
Garden Flat

18 Mostyn Road
Colwyn Bay
LL29 8PB

£89,950

Reference Number:RP4080
20/08/25

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

