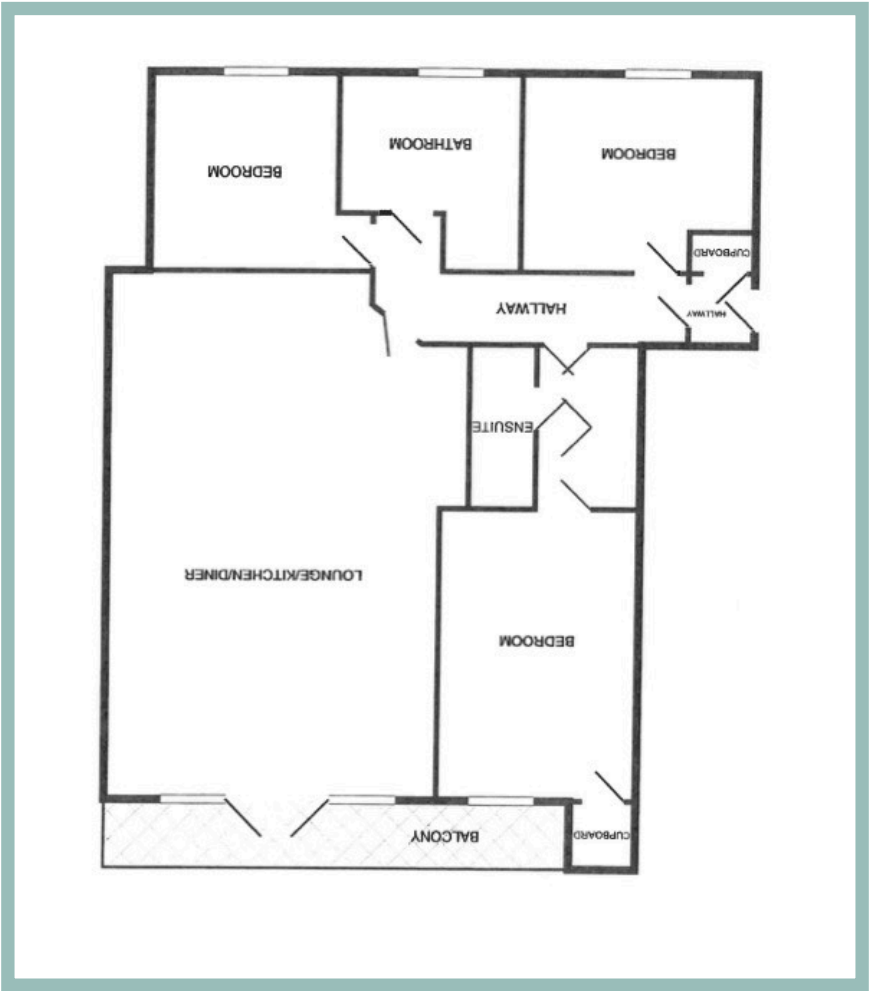


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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.



21 Penmaen Bod Eillas
Old Colwyn
LL29 8BL



Immaculately Appointed Three Bedroom First Floor Apartment With Balcony & Spectacular Views Over The North Wales Coastline

Description

Apartment 21 is a spacious & contemporary three bedroom first floor apartment. Set in “ Penmaen Bod Elias”, a well maintained development, newly built within the last 5 years.

Situated on the outskirts of Old Colwyn, close to local shops & amenities. A short drive from both Colwyn Bay & Rhos on Sea for the promenade & beach.

Finished to a high standard with a modern open plan living space and benefitting from a large balcony with spectacular views over the North Wales coastline.

Outside to the front the apartment is set within beautifully landscaped gardens behind a secure, gated entrance with parking for both residents & visitors and a communal roof terrace.

The apartment comprises of:-

Apartment private front door, hallway with built-in storage cupboard, light & spacious open plan lounge/ kitchen/diner with modern fitted kitchen and integrated appliances, feature island and large balcony to relax on and take in those panoramic views.

Master bedroom suite with bespoke fitted wardrobes, ensuite shower room and access door out onto the balcony.

A further two double bedrooms, both with a range of fitted wardrobes and a contemporary bathroom with bath & separate shower.

The apartment further benefits from 1 allocated parking space, UPVC double glazed windows, gas central heating and hot water controlled by phone app “Wiser Heat”.

Viewing is highly recommended to appreciate the contemporary, spacious interior, high standard of finish and panoramic coastal views this apartment has to offer.

- ✓ IMMACULATELY APPOINTED THREE BEDROOM FIRST FLOOR APARTMENT
- ✓ SET WITHIN A SECURE, GATED DEVELOPMENT
- ✓ ALLOCATED OFF ROAD PARKING SPACE
- ✓ BALCONY WITH SPECTACULAR VIEWS OVER THE NORTH WALES COASTLINE
- ✓ CONTEMPORARY OPEN PLAN LIVING
- ✓ MASTER SUITE WITH ENSUITE SHOWER ROOM & ACCESS ONTO THE BALCONY
- ✓ CLOSE TO LOCAL SHOPS & AMENITIES
- ✓ NO CHAIN



3 Bedroom
First Floor
Apartment

21 Penmaen Bod
Elias
Old Colwyn
LL29 8BL

£395,000

NO CHAIN
Reference Number: RP4100
10/09/25
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





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Lounge/Kitchen/Diner

9.05m x 6.32m (29'9" x 20'9")

Balcony

7.57m x 1.15m (24'10" x 3'9")

Master Bedroom

4.46m x 3.68m (14'8" x 12'1")

Ensuite

2.95m x 1.18m (9'8" x 3'11")

Bedroom Two

4.43m x 3.33m (14'7" x 10'11")

Bedroom Three

3.98m x 3.53m (13'1" x 11'7")

Bathroom

3.14m x 3.00m (10'4' x 9'10")

Cupboard 1

1.06m x 0.57m (3'6" x 1'11")

Cupboard 2

1.42m x 0.51m (4'8" x 1'8")



Location

The property is located on the outskirts of Old Colwyn with its local shops and other facilities. The larger resort town of Colwyn Bay with its larger shops is approximately two mile distance. The A55 dual carriageway is close by for easy access to Chester and the motorways beyond.

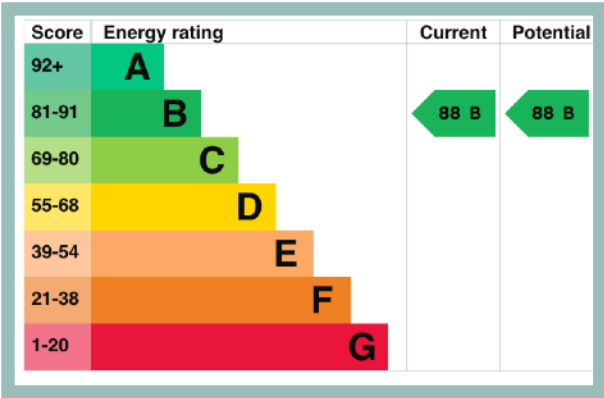
Directions

From the Rhos on Sea office turn right onto the Promenade, continue along this road nearly to the end, bear right towards Old Colwyn, turn left at the roundabout onto Abergele Road, continue through Old Colwyn to the top of the hill turn left onto Penmaen Bod Eilias.

NB Apartment is leasehold on a 999 year lease from 2021

Council Tax Band: “C” (provided on voa.gov.uk)

Energy Performance Rating Band B



3 Bedroom
First Floor
Apartment

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Old Colwyn
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