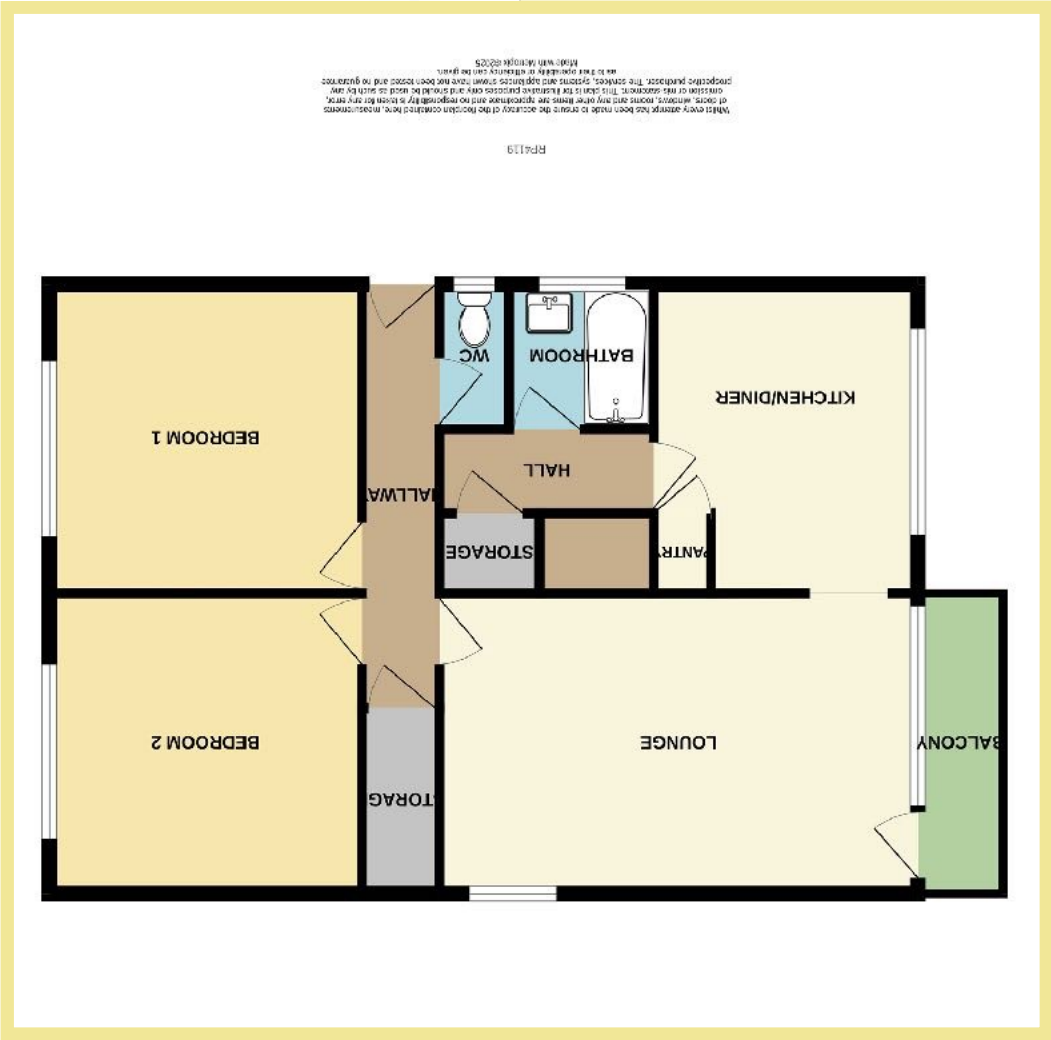


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



53 Beach road  
Old Colwyn  
LL29 9PH



SPACIOUS TWO BEDROOM, FIRST FLOOR APARTMENT WITH BALCONY & OFF ROAD PARKING SITUATED IN A CONVENIENT RESIDENTIAL AREA

Description

53 Beach Road is a spacious two bedroom 1st floor apartment with balcony overlooking the beautiful Tan Y Coed gardens. Situated in the convenient residential area of Old Colwyn. Walking distance to the local shops, promenade & beach. A short drive from both Rhos on Sea & Colwyn Bay for further amenities. With the benefit of off-road parking at the rear and a communal space for a washing line and storage of bins. The apartment comprises of: Entrance hallway with good sized storage cupboard, w.c, bathroom, two double bedrooms, spacious lounge with balcony overlooking the beautiful gardens of Tan Y Coed, kitchen/diner with pantry and serving hatch into the lounge. The apartment has UPVC double glazed windows and gas central heating throughout. Viewing is highly recommended to appreciate the convenient location and all this apartment has to offer.

- ✓ SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ BALCONY
- ✓ OFF-ROAD PARKING
- ✓ SITUATED IN A CONVENIENT RESIDENTIAL AREA
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, PROMENADE & BEACH
- ✓ NO CHAIN

Hallway

4.86m x 0.88m (15'11" x 2'11")

Lounge

4.70m x 3.46m (15'5" x 11'4")



Balcony

3.32m x 0.98m (10'11" x 3'3")

Kitchen/Diner

3.62m x 3.52m (11'11" x 11'6")



Bedroom One

3.60m x 3.56m (11'10" x 11'8")



Bedroom Two

3.60m x 3.47m (11'10" x 11'5")

Bathroom

1.65m x 1.63m (5'5" x 5'4")



W.C

1.65m x 0.76m (5'5" x 2'6")

Location

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

Directions

From our Rhos On Sea office turn left then right onto the Promenade. Proceed along the promenade for approximately two miles turning right under the A55 signposted Old Colwyn. Proceed up the hill to the roundabout and take the first left onto Abergele Road, continue along Abergele Road, turn left onto Beach Road

Council Tax Band: C (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
EPC Tax Band: C  
Agent Notes: Apartment is leasehold with a 125 year lease from 2004. Maintenance fees: £40 per month to include building insurance, outside lighting & caretaker. Ground rent of £10 per month.

2 Bedroom First Floor Apartment

53 Beach Road  
Old Colwyn  
LL29 9PH

NO CHAIN  
**£125,000**  
Reference Number: RP4119  
7/10/2025

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](mailto:rhosonseafletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

