

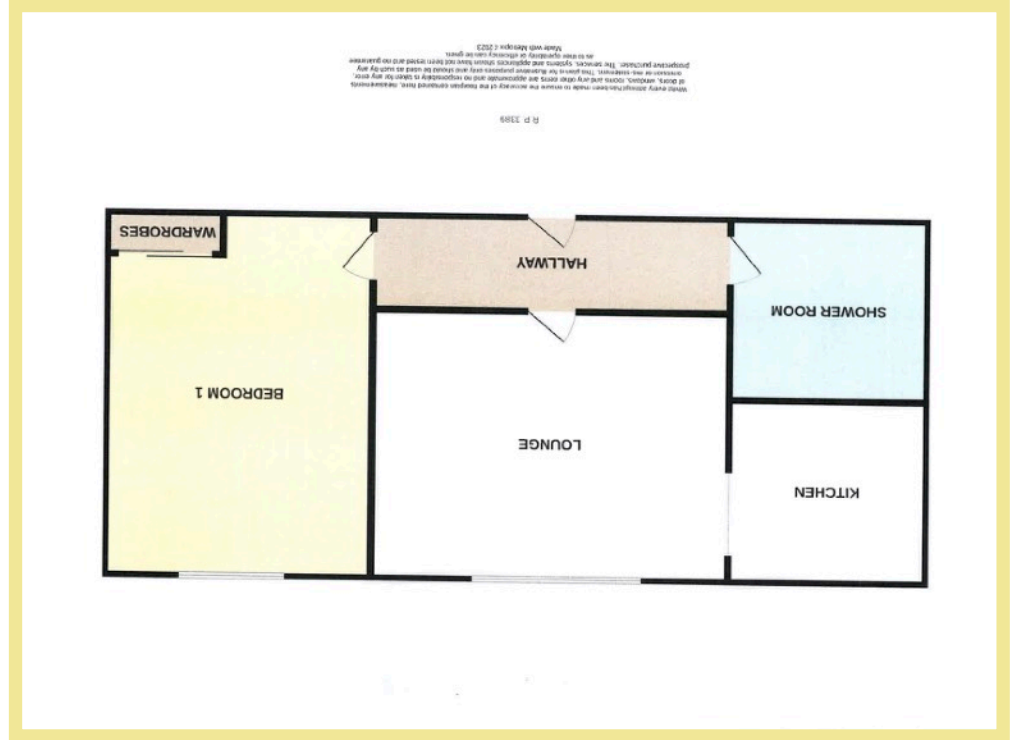
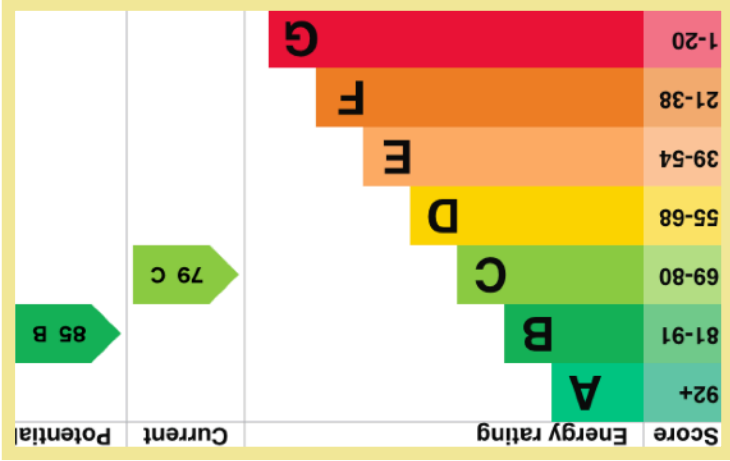
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

www.fletcherpoole.com

Fletcher & Poole



Flat 50, Swn Y Mor  
78 Conway Road,  
Colwyn Bay,  
LL29 7LE

# One Bedroom Top Floor Retirement Apartment

## Description

This one-bedroom top floor apartment is situated in a well-maintained development and within walking distance of the local shops, promenade, and transport links. With a secure communal entrance there are stairs and lifts to all floors with the development benefitting from a communal lounge, laundry room and guest suite. There is also an emergency call system in all apartments with a house manager on site. In brief the accommodation comprises of entrance hallway, modern shower room, large lounge, storage cupboard, kitchen, and double bedroom. The property benefits from UPVC double glazing, electric heating and is well worth viewing to appreciate the presentation and location.

- ✓ WELL PRESENTED TOP FLOOR APARTMENT
- ✓ SITUATED CLOSE TO THE AMENITIES, PROMENADE & BUS ROUTES
- ✓ PART OF A WELL MAINTAINED DEVELOPMENT
- ✓ NO CHAIN

## Lounge

4.35m x 3.63m (14'3" x 11'11")



## Kitchen

2.27m x 1.86m (7'6" x 6'2")



## Store

1.58m x 0.93m (5'2" x 3'1")

## Bedroom

5.40m x 2.75m (17'9" x 9'0")



## Shower Room

2.06m x 2.04m (6'9" x 6'8")



## 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 turning right by The Toad Public House, at the crossroads go straight across onto Marine Road, Swn Y Mor can be found at the end of the road on the right.

Council Tax Band: "B" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Performance Rating Band C

NB Apartment is leasehold on a 125 year lease from 1988

Ground rent is £437.62 per annum

Service charge is £2,636.42 per annum

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**£52,500**

Reduced From £64,950  
**NO CHAIN**

Reference Number: RP3389  
5/10/23

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)

