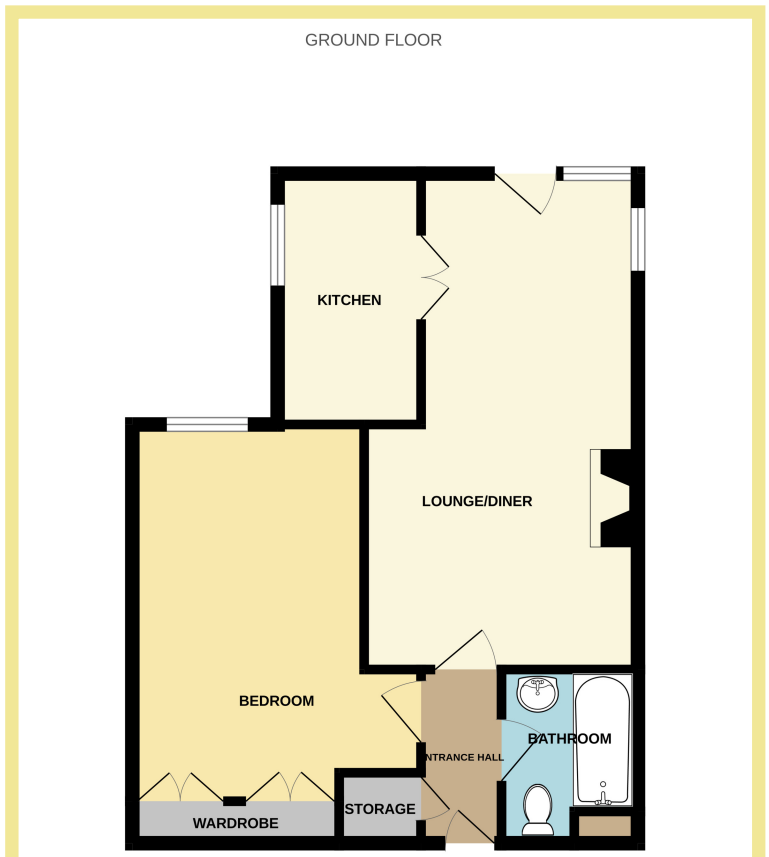
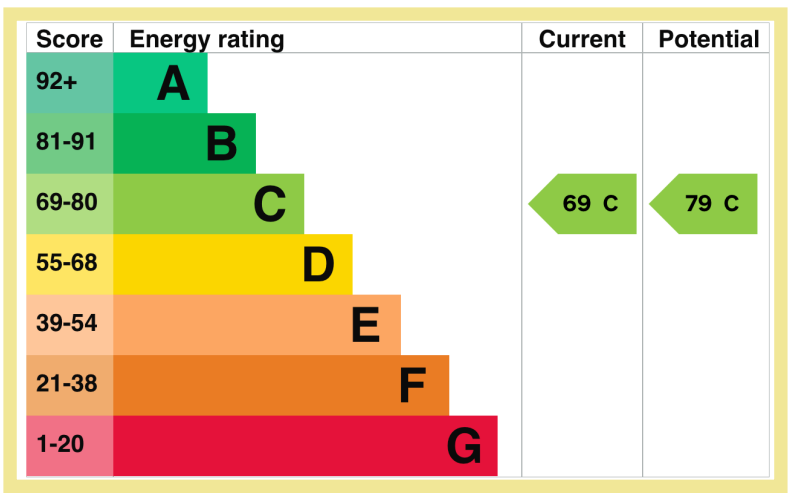


Apt 45, Cwrt Bryn Coed
Coed Pella Road
Colwyn Bay
Conwy
LL29 7BJ





Fletcher & Poole

www.fletcherpoole.com

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.

ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT. SITUATED CLOSE TO THE AMENITIES OF COLWYN BAY

Description

Apartment 45 is a one bedroom ground floor retirement apartment with the added bonus of your own small patio space.
Set within the purpose-built "Cwrt Bryn Coed" development which offers independent living for the over 55's.
Well-managed & maintained with a secure communal intercom entrance, lift & stairs to all floors, communal lounge, laundry room and guest suite.
All apartments benefit from careline pull-cord facilities.
The development is set within beautifully maintained communal gardens. Close to the shops, cafes, bus stop and other amenities of Colwyn Bay.
A short drive to Rhos on Sea for the promenade & beach.
Internally the apartment comprises of:- Hallway with good-sized built-in storage cupboard, spacious lounge/diner with access onto the patio/garden space, kitchen, bedroom with a range of fitted wardrobes and a bathroom.
The apartment has electric heating & UPVC double-glazed windows.
Viewing is highly recommended to appreciate this well-managed retirement development and it's facilities along with it's convenient location.

- ✓ ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT
- ✓ SMALL PATIO/GARDEN SPACE
- ✓ PART OF A WELL-MANAGED & MAINTAINED DEVELOPMENT FOR THE OVER 55'S
- ✓ COMMUNAL LOUNGE, LAUNDRY ROOM & GUEST SUITE
- ✓ SET WITHIN BEAUTIFUL COMMUNAL GARDENS
- ✓ CLOSE TO THE LOCAL SHOPS & AMENITIES
- ✓ LEASEHOLD

Hallway

7' 1" x 3' 1" (2.17m x 0.94m)

Lounge/Diner

20' 2" x 11' 1" (6.14m x 3.37m)



Kitchen

9' x 5' 9" (2.74m x 1.74m)



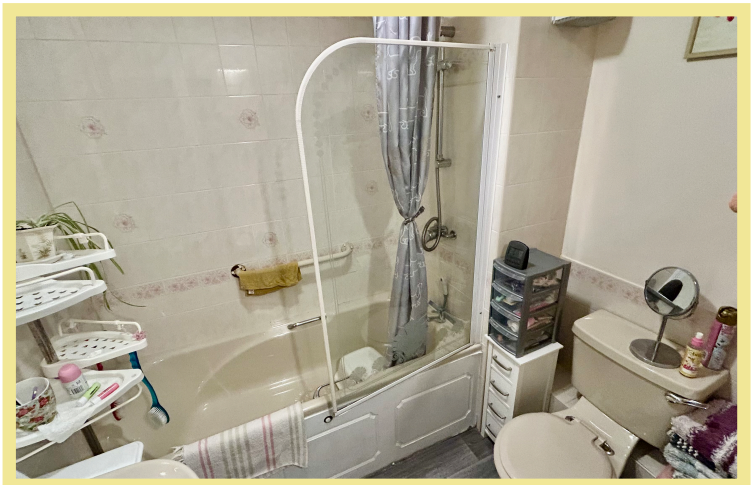
Bedroom One

15' 6" x 10' 11" (4.72m x 3.32m)



Bathroom

6' 10" x 5' 7" (2.08m x 1.70m)



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 (provided on www.voa.gov.uk)
Energy Performance Rating Band: C
Tenure: Leasehold. THE APARTMENT IS LEASEHOLD. ON A 125 YEAR LEASE FROM 2000.
SERVICE CHARGE:-£ 3154.16 PER ANNUM
GROUND RENT:-£723.84 PER ANNUM
INCLUDES:- BUILDINGS INSURANCE, WATER RATES, LAUNDRY, MAINTENANCE & CLEANING OF ALL COMMUNAL AREAS & FACILITIES

1 Bedroom Ground Floor Apartment

Apt 45, Cwrt Bryn Coed
Coed Pella Road
Colwyn Bay
Conwy
LL29 7BJ

£69,950

Reference Number:RP4462
29/10/2026

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos on Sea, Conwy, 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: rhos@fletcherpoole.com
web: www.fletcherpoole.com









