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www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		75 C	78 C



3 Plas Heulog
Albert Road
Old Colwyn
Conwy
LL29 9TH



PURPOSE BUILT TWO BEDROOM GROUND FLOOR APARTMENT FOR PEOPLE OVER THE AGE OF 55. SITUATED CLOSE TO THE LOCAL AMENITIES IN OLD COLWYN

Description

Part of the "Plas Heulog" development for the over 55's. This two bedroom ground floor apartment is part of the "Clwyd Alyn" leasehold scheme-where you purchase & sell the property based on a 70% market value.

The lease is 60 years once purchased.

Situated in Old Colwyn-walking distance to the local shops, bus stop & other amenities. A short drive from Colwyn Bay & Rhos on Sea for further amenities, promenade & beach.

The accommodation has been completely refurbished by the current owners and comprises of:-

Apartment private front door, hallway with good-sized built-in storage cupboard, lounge/diner, new kitchen with black gloss units, marble worktops and integrated appliances to include:-microwave, fridge/freezer, oven, induction hob & extractor.

Two double bedrooms and a new, modern, contemporary shower room.

"Karndean" flooring flows throughout the apartment and it benefits from gas central heating & UPVC double glazed windows.

Outside to the rear of the apartment is a paved garden area.

- ✓ PURPOSE BUILT TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ PART OF THE "PLAS HEULOG" DEVELOPMENT FOR THE OVER 55'S
- ✓ "CLWYD ALYN" LEASEHOLD SCHEME-WHERE YOU PURCHASE & SELL THE APARTMENT BASED ON 70% MARKET VALUE
- ✓ WALKING DISTANCE TO LOCAL SHOPS, BUS STOP & OTHER AMENITIES
- ✓ RECENTLY REFURBISHED TO A HIGH STANDARD
- ✓ LEASEHOLD

Hallway

10' 8" x 3' 6" (3.25m x 1.07m)

Lounge/Diner

17' 6" x 10' 4" (5.34m x 3.14m)



Kitchen

9' 5" x 6' 6" (2.88m x 1.99m)



Bedroom One

12' 11" x 9' 6" (3.94m x 2.89m)



Bedroom Two

11' 5" x 8' 5" (3.48m x 2.57m)



Shower Room

6' 9" x 4' 6" (2.06m x 1.38m)



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 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 towards the Promenade, turn right onto the Promenade, continue along this road turning right for Old Colwyn, continue to the roundabout, take the first exit onto Abergele Road, turn left onto Albert Road opposite the CO-OP garage.

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

Energy Performance Rating Band: C

Tenure: Leasehold. THE APARTMENT IS LEASEHOLD-A 60 YEAR ROLLING LEASE AND RENEWAL COMES INTO EFFECT ON EACH PURCHASE. SERVICE CHARGE:- £194 PER MONTH.

PART OF THE "CLWYD ALYN" LEASEHOLD SCHEME WHERE YOU PURCHASE & SELL THE PROPERTY BASED ON 70% MARKET VALUE

2 Bedroom Ground Floor Apartment

3 Plas Heulog
Albert Road
Old Colwyn
Conwy
LL29 9TH

£100,000

Reference Number:RP4266
13/4/2026

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

