STERLING
ESTATE AGENTS & VALUERS

Apartment 5 The Sycamores, Colwyn Bay
LL29 7BW

£325,000

33 Conway Road, Colwyn Bay, LL29 7AA
Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

Apartment 5 The Sycamores, Colwyn Bay, LL29 7BW

Offered for sale is this stunning highly specified 3 BEDROOM SECOND FLOOR APARTMENT enjoying a pleasant outlook over the neighbourhood and the sea in the distance. The apartment incorporates in its design and specification 'Smart' home technology controllable by your tablet/ smart phone, feature lighting, built in Wi-Fi, latest sprinkler system, and an electric car charging point. The developers, Beech Homes have appointed the interior regardless of expense to provide a FULLY FITTED OPEN PLAN KITCHEN with APPLIANCES and QUARTZ WORK TOPS, EN SUITE TO THE MASTER BEDROOM with built in wardrobes. The apartment is approached by a passenger lift to the second floor and one other apartment. Another feature of the property is the large OPEN PLAN LOUNGE, DINING AND KITCHEN overlooking the fine views. The Sycamores is located in an exclusive residential part of Colwyn Bay, in a conservation area, quiet yet well placed for the town, schools for all ages, access to the main A55 and mainline Railway Station. Externally the grounds to the Sycamores are landscaped and have feature lighting, private off street parking and there is an external secure store. There is no doubt this is one of the finest apartments in the area and viewing is highly recommended. Energy Rating B86. Council Tax Band E, Tenure Freehold. Ref CB8068

Entrance
Communal Entrance Hall, door security entry system, stairs and lift to first and second floors

First Floor Apartment 5
Hallway, oak wood grain style flooring, broom cupboard, central heating radiator

Impressive Open Plan Lounge, Dining and Fitted Kit
19'3" x 13'8" plus 12'9" x 10'7" (5.87m x 4.19m plus 3.9 x 3.23)
The room features a huge 5 sided double glazed bay window ideal for dining and side double glazed patio doors onto the balcony, 3 central heating radiators, wood grain style flooring, the kitchen is complete with a range of grey gloss style base cupboards and drawers, built in dishwasher, stainless steel sink, AEG hob unit, peninsular breakfast bar, pan drawers, 2 double glazed windows, AEG oven and microwave, pull out spice unit, fridge freezer, tall larder cupboard

Master Bedroom
16'10 x 11'4 (5.13m x 3.45m)
Two Fitted double door wardrobe units, dressing table, 3 double glazed windows, central heating radiator, wood grain design flooring

En Suite Shower Room
Double shower cubicle and unit, wash hand basin, w.c, heated towel radiator, shaver point

Bedroom 2
15'3 x 10'7 (4.65m x 3.23m)
Central heating radiator, double door mirror wardrobe, wood grain design flooring

Bedroom 3
10'11 x 8'9 (3.33m x 2.67m)
Double glazed, central heating radiator, wood grain style flooring

Modern Bathroom
7'4 x 6'1 (2.24m x 1.85m)
Panel bath, shower unit and screen, w.c, wash hand basin, heated towel radiator, wall mirror, part tiled wall, tiled floor, shaver point

Outside
Allocated car parking spaces and visitors parking, Outside stores, lighting and immaculately kept communal grounds, electric car charging point

AGENTS NOTE
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Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.

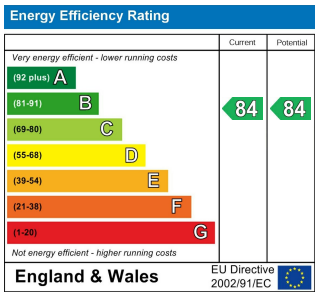
OFCOM MOBILE & BROADBAND
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

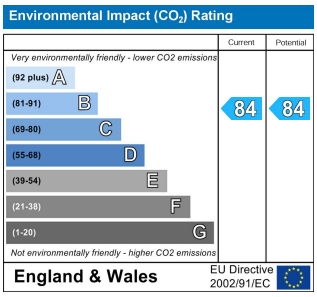
EE- Good outdoor, variable in-home
O2- Good outdoor
Three-UK- Good outdoor
Vodafone_Good outdoor, variable in-home

INTERNET Standard 11 Mbps 0.9 Mbps Good Superfast 60 Mbps 13 Mbps Good Ultrafast 1800 Mbps 220 Mbps

Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection (s). Powered by www.Propertybox.io





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