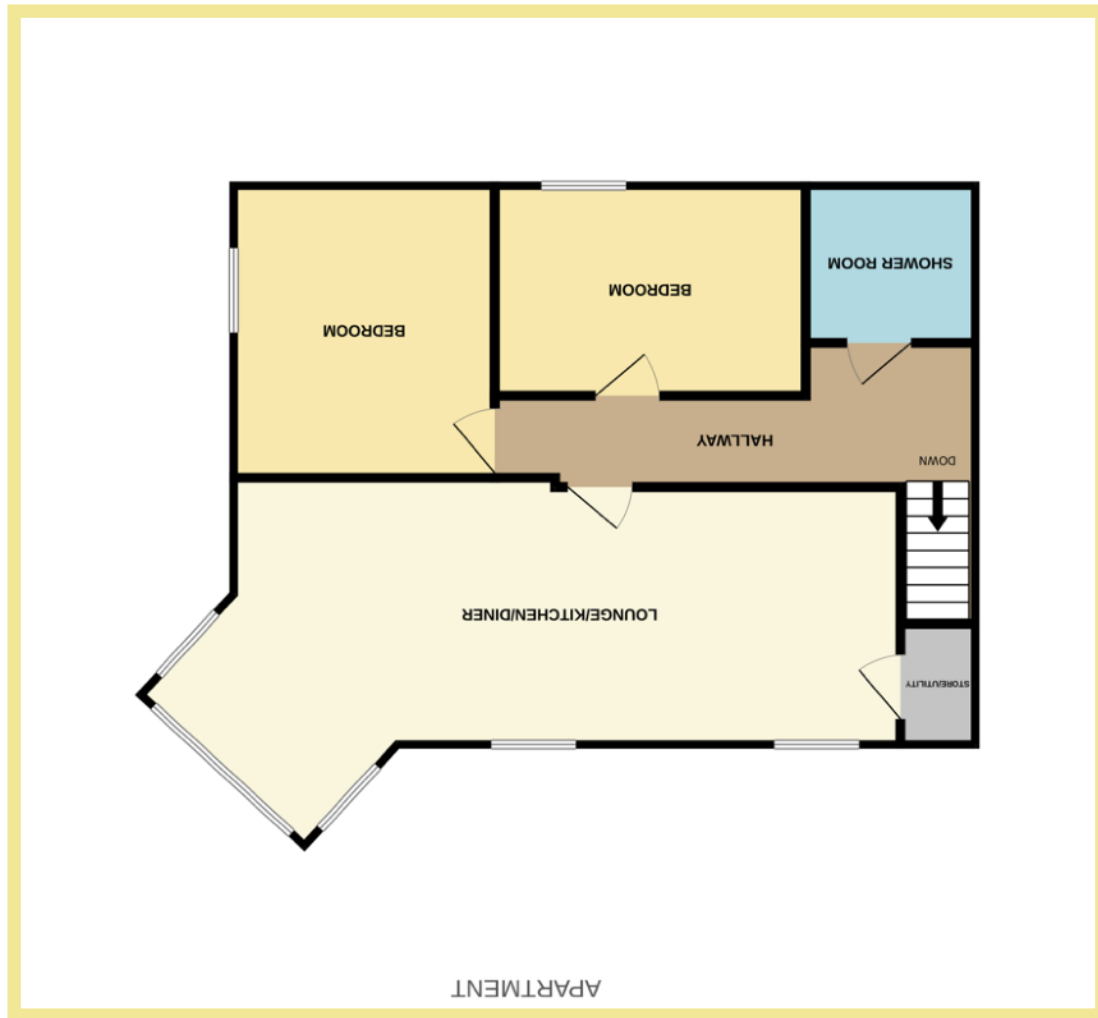


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Apartment 2
40 Endsleigh Road
Old Colwyn
Conwy
LL29 9DT

NEWLY BUILT TWO BEDROOM FIRST FLOOR APARTMENT

Description

This two bedroom first floor apartment is one of ten apartments that have been newly built on Endsleigh Road in Old Colwyn. Occupying a corner plot the apartments are close to amenities and only a short walk to the promenade. Attention has been taken with the layout of the apartments and each one has allocated parking.

Apartment 2 comprises of entrance hall with stairs to the accommodation, a light and spacious open plan lounge, kitchen, diner with a distinctive box bay window and distant sea views, store/utility, two bedrooms and a shower room. There is gas central heating and UPVC double glazing.

- ✓ NEWLY BUILT TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ 10 YEAR NHBC
- ✓ GOOD SIZE ACCOMMODATION WITH OPEN PLAN LOUNGE/KITCHEN/DINER
- ✓ CLOSE TO AMENITIES AND THE PROMENADE
- ✓ ALLOCATED PARKING
- ✓ THE APARTMENT COMES WITH AN ARCHITECT APPROVED WARRANTY OF 7 YEARS

Lounge/Kitchen/Diner

28' 5" x 14' 4" (8.67m x 4.36m max)



Utility/Store

4' 9" x 3' 7" (1.45m x 1.08m)

Bedroom One

11' 5" x 9' 10" (3.48m x 3.01m)



Bedroom Two

11' 6" x 7' 10" (3.51m x 2.40m)



Shower Room

6' 6" x 5' 11" (1.98m x 1.81m)



Location

Situated on the outskirts of Old Colwyn with its local shops and other facilities. The larger resort town of Colwyn Bay with its larger shops 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 onto the Promenade, continue along this road passing Porth Eirias on the left, bear right signposted Old Colwyn continue to the top of the road to the roundabout, turn left onto Abergele Road, continue through Old Colwyn, turn left onto Wynnstay Road, take the fourth right onto Endsleigh Road.

Council Tax Band: TBC (provided on www.voa.gov.uk)
Energy Performance Rating Band: TBC
Tenure: Leasehold.

2 Bedroom, First Floor Apartment

Apartment 2
40 Endsleigh Road
Old Colwyn
LL29 9DT

£149,950

Reference Number:RP4236
23/03/26

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

