



STERLING

ESTATE AGENTS & VALUERS



**Beachmount Holiday Flats 67 Colwyn Avenue
Rhos-on-Sea, Colwyn Bay LL28 4NN**

£595,000

Occupying a superb position just yards from the Marine Drive promenade and beach, Beachmount Holiday Apartments is a substantially built property of character, arranged as 6 successfully run fully furnished and equipped holiday flats together with staff accommodation. Both free WiFi and parking on-site are available at the property. Guests can enjoy the outside space in the front on the garden tables and parasols. All units in the apartment complex are equipped with a TV, fitted with a private bathroom with a shower, while selected rooms also offer a fully equipped kitchen with appliances. The units have bed linen. The current proprietors have superbly updated and appointed the interior to an exceptionally high standard. With all the tourist attractions on the door step and within easy travelling distance, this is a unique opportunity to acquire a home with an income. All gas centrally heated and double glazed (installed 3 years ago) This is a superb lifestyle business with huge potential to extend the opening hours, taking advantage of its prime location near the seafront. EPC 42B Ref CB7722



Entrance

Imposing covered Porch, quarry tiled floor, double glazed front door to

Reception Hall

Double glazed leaded window, central heating radiator

Ground Floor Flat 2

Living Kitchen

18'0" x 13'9" (5.5 x 4.2)

Double glazed bay window to front elevation, range of base cupboards and drawers with black work top surfaces, wall units, stainless steel sink, cooker extractor hood, central heating radiator, built in electric hob unit and oven

Bedroom

16'0" x 9'10" (4.9 x 3)

Double glazed, central heating radiator

En Suite Shower Room

Double shower cubicle and unit, vanity wash hand basin, w.c, part tiled walls in grey, wall mirror

Ground Floor Flat 6

Living Kitchen

18'0" x 16'8" (5.5 x 5.1)

Double glazed bay window, central heating radiator, range of cream base cupboards and drawers, brown work top surfaces, peninsular cupboards, single drainer sink unit, built in electric oven and hob unit, cooker extractor hood, small cupboard

Bedroom

13'5" x 9'6" (4.1 x 2.9)

Double glazed, central heating radiator, double door wardrobe

En Suite Shower Room

12'1" x 3'7" (3.7 x 1.1)

Shower cubicle and unit, vanity wash hand basin, w.c, panelled walls, heated towel radiator, shaver point

First Floor Flat 3

Lounge Kitchen

19'4" x 14'1" (5.9 x 4.3)

Bedroom 1

16'0" x 13'9" (4.9 x 4.2)

En Suite Shower

Bedroom 2

14'1" x 9'6" (4.3 x 2.9)

Separate Shower Room

First Floor Flat 4

Fitted Kitchen

9'6" x 5'10" (2.9 x 1.8)

Single drainer sink unit, range of grey design base cupboards and drawers, marble effect work top surfaces, stainless steel cooker hood, double glazed window, 4 ring electric hob unit and built in oven, part tiled walls

Large Lounge

20'0" x 13'9" (6.1 x 4.2)

Double glazed, central heating radiator, staircase to upstairs

Bedroom

20'8" x 12'5" (6.3 x 3.8)

Double glazed, central heating radiator,

En Suite Shower Room

5'6" x 3'11" (1.7 x 1.2)

Shower cubicle and unit, w.c, vanity wash hand basin, panelled walls, electric heater

Level Three

Separate staircase off the Landing to Store Room

Second Floor Landing

Double glazed fire door to external fire escape

Flat 5

Lounge Kitchen

17'8" x 14'1" (5.4 x 4.3)

Single drainer sink unit, grey base cupboards and drawers with white work top surfaces, fridge freezer, built in electric hob and oven, cooker extractor hood, double glazed bay window, central heating radiator

Bedroom 1

16'0" x 13'9" (4.9 x 4.2)

Double glazed, central heating radiator

Shower Room

On the lower level, shower cubicle and unit, w.c, wash hand basin, grey tiled walls

Bedroom 2

14'1" x 9'6" (4.3 x 2.9)

Lower level, double glazed, central heating radiator

Lower Ground Floor Flat 1

Double glazed front door off the front garden

Living Kitchen

19'4" x 14'1" (5.9 x 4.3)

Bedroom

16'0" x 13'9" (4.9 x 4.2)

En Suite Shower Room

14'1" x 9'6" (4.3 x 2.9)

Lower Ground Floor Staff Accommodation

Double glazed door off the rear elevation

Lounge/Bedroom

21'7" x 12'1" (6.6 x 3.7)

Grey laminate flooring, 3 double glazed windows, central heating radiator

Kitchen

Single drainer sink unit, white base cupboards and drawers with black work top surfaces, built in electric oven and hob unit, part grey tiled walls, boiler cupboard, stainless steel cooker hood

Bedroom

10'2" x 4'7" (3.1 x 1.4)

Shower Room

9'2" x 5'2" (2.8 x 1.6)

Walk in double shower cubicle and unit, panelled walls, pedestal wash hand basin, w.c, double glazed

Outside

Parking in front and at the side of the property for 4 cars, sitting area. To the back of the property is a corrugated garden store and a Laundry Room 3.5 x 1.9 plumbing for washing machines, double glazed window and door, gas central heating boiler

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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.









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