

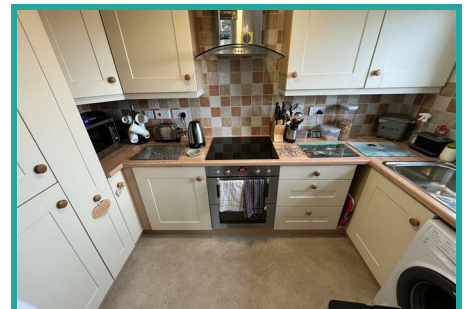


Apartment 60 Cwrt Bryn Coed, Colwyn Bay, North Wales LL29 7BJ

£89,950

Located on the TOP FLOOR overlooking the town and distant sea views, a PURPOSE BUILT RETIREMENT APARTMENT FOR OVER 55'S built (c2000). Cwrt Bryn Coed is situated within walking distance of Colwyn Bay shops, transport services and the beach/promenade. The accommodation briefly comprises:- COMMUNAL HALL, LOUNGE DINING ROOM, FITTED KITCHEN with built-in appliances; 2 BEDROOMS and SHOWER ROOM. The property features electric heating, double glazed windows. Outside there are communal gardens.

Cwrt Bryn Coed also has a residents lounge, guest suite and there is a lift or staircases to all floors, house manager from Monday to Friday and a 24 hour Careline system. The property is held on Leasehold Tenure over a 125 year term from 2000. Council Tax Band C. Energy Rating 64D Potential 82B Ref CB7925



Communal Vestibule and Hall

Lift and Stairs to all floors, Managers Office

Top Floor

Apartment 60

L Shaped Hall

Built in storage airing cupboard, radiator, coved ceilings, access to loft

Lounge Dining Room

15'5" x 10'2" (4.7 x 3.1)

Electric radiator, 2 double glazed windows, coved ceilings, double doors to kitchen

Fitted Kitchen

10'2" x 5'6" (3.1 x 1.7)

Stainless steel sink unit, wall and base cupboards in a beech style, wood strip design work top surfaces, double glazed, coved ceilings, built in electric hob unit and oven, plumbing for washing machine, stainless steel cooker hood

Bedroom 1

13'5" x 8'10" (4.1 x 2.7)

Built in wardrobe unit with 4 doors, 2 hanging mirrors, top cupboards, 3 x 3 tier chest drawers, side cabinet, electric radiator, double glazed, coved ceilings

Bedroom 2

9'11" x 7'6" (3.03 x 2.3)

Double door wardrobe unit, double glazed, electric radiator, coved ceiling

Shower Room

6'10" x 5'6" (2.1 x 1.7)

Quadrant cubicle and unit, vanity wash hand basin, mirror, w.c, heated towel radiator, tiled wall

Outside

Well kept lawn communal gardens and borders

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.

