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Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C		
81-91	B	83 B	83 B
92+	A		



Apt. 1, The Sycamores  
 35 Pwllcrochan Avenue  
 Colwyn Bay  
 LL29 7BW

# Immaculately Presented Three Bedroom Ground Floor Apartment With Patio Area

## Description

This immaculately presented three bedroom ground floor apartment with its own private patio area is part of The Sycamores a well maintained development which was completed in 2019. With a contemporary layout and finished to a high standard there is an impressive open plan lounge, kitchen and dining area with access onto the patio and a distinctive turret window. The apartment benefits from Smart Home technology, UPVC double glazing, gas central heating and a secure entry system to all the apartments.

Outside there are beautifully landscaped communal gardens and a carpark with two allocated spaces, one with an electric charging point.

The apartment comprises of hallway with two built in storage cupboards one of which accommodates the washing machine, a light and spacious lounge, kitchen and dining room with sliding doors giving access to the paved patio area which is enclosed by a glazed balustrade. The kitchen includes an induction hob with extractor fan, integrated eye level oven and microwave, fridge/freezer and dish washer. There are three double bedrooms, two benefitting from fitted wardrobes and the master with an ensuite shower room and a large family bathroom. Viewing is highly recommended to appreciate the size and layout of the accommodation.

- ✓ IMMACULATEDLY PRESENTED THREE BEDROOM GROUND FLOOR APARTMENT WITH PATIO AREA
- ✓ PART OF THE SYCAMORES WHICH WAS COMPLETED IN 2019
- ✓ CONTEMPORARY LAYOUT FINISHED TO A HIGH STANDARD INCLUDING AN IMPRESSIVE OPEN PLAN LOUNGE/KITCHEN DINING AREA
- ✓ SECURE ENTRY SYSTEM AND SMART HOME TECHNOLOGY
- ✓ TWO ALLOCATED PARKING SPACES WITH PERSONAL ELECTRIC CHARGING POINT
- ✓ NO CHAIN

## Lounge/Kitchen Area

7.88m x 5.01m (25'10" x 16'5") Maximum



## Dining Area

3.64m x 3.64m (11'11" x 11'11") Maximum

## Bedroom Two

4.65m x 3.23m (15'3" x 10'7")

## Bedroom Three

3.31m x 2.65m (10'11" x 8'9")

## Master Bedroom

6.07m x 3.53m (19'11" x 11'7") Maximum



## Ensuite

2.31m x 1.44m (7'7" x 4'9")



## Bathroom

2.23m x 1.84m (7'4" x 6'1")

## Location

Situated close to the centre of Colwyn Bay which has a variety of local shops and other amenities. It is conveniently located near to the A55 dual carriageway for easy access to Chester and the motorways beyond.

## Directions

From the Rhos on Sea office turn right onto the Promenade, continue along the Promenade and turn right by the Toad Public House, cross over at the crossroads onto Marine Road, at the mini roundabout. Continue straight ahead onto Pwllcrochan Avenue where The Sycamores can be found towards the end of the road on the left.

Council Tax Band: "E" (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Energy Performance Rating Band B

Apartment is leasehold on a 999 year lease from 2017  
Part share of the freehold

Service Charge £2,200 per annum  
This includes: Wifi, smarhome technology, buildings insurance, maintenance of the lift and all communal areas including the gardens and window cleaning.  
There is also a £350 per annum fee which goes into the sinkfund.

3 Bedroom  
Ground Floor  
Apartment  
Apt.1, The  
Sycamores  
35 Pwllcrochan  
Avenue  
Colwyn Bay  
LL29 7BW

£359,950

Reference Number:RP3904  
28/03/25  
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](mailto:rhosonseafletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

