

Please contact us before viewing the property, if there is any point of particular importance to you we are content to travel some distance to view the property.  
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.  
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.  
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.  
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

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F&P Fletcher Poole



Flat 3,  
45 Prince's Drive  
Colwyn Bay  
LL29 8PL

# Modern & Spacious Two Bedroom Top Floor Flat Situated In The Centre Of Colwyn Bay

## Description

This two bedroom top floor flat is one of four in a traditional Victorian building retaining many original features, such as high ceilings & original doors throughout.

The flat has been modernised to create a lovely light & spacious living space.

Situated in the centre of Colwyn Bay with its shops, restaurants & cafes. Walking distance to the train station, promenade & sandy beach.

Entering the building through the communal front door, stairs lead up to the private door to Flat:3.

Further stairs take you up to a spacious landing filled with light from an overhead skylight, lounge with feature fireplace to the front of the building, kitchen/diner with modern fitted kitchen, two double bedrooms, one having an ensuite shower room and large bathroom with freestanding bath and separate walk-in shower.

The flat benefits from gas central heating & UPVC double glazed windows throughout.

Viewing is recommended to appreciate its convenient location and light filled living space.

- ✓ TWO BEDROOM TOP FLOOR FLAT
- ✓ MODERN, LIGHT & SPACIOUS
- ✓ BEDROOM 1 WITH ENSUITE SHOWER ROOM
- ✓ SITUATED IN THE CENTRE OF COLWYN BAY
- ✓ WALKING DISTANCE TO THE SHOPS, CAFES, RESTAURANTS, TRAIN STATION, PROMENADE & BEACH

## Lounge

4.60m x 3.68m (15'1" x 12'1")



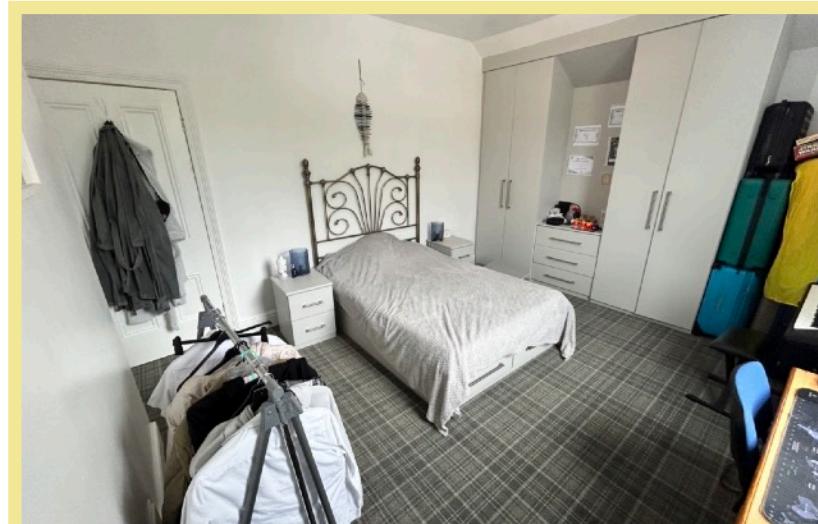
## Kitchen/Diner

3.68m x 3.10m (12'1" x 10'2")



## Bedroom One

4.50m x 3.58m (14'9" x 11'9")



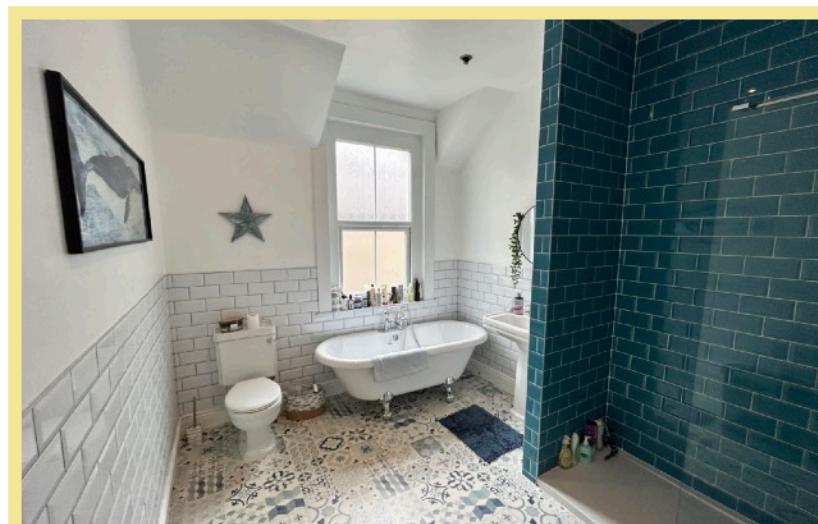
## Ensuite

## Bedroom Two

4.60m x 3.68m (15'1" x 12'1")

## Bathroom

3.48m x 2.69m (11'5" x 8'10")



## Location

The property is 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, turn right onto Marine Road by The Toad, at the crossroads turn right onto Prince's Drive.

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

Energy Performance Rating Band "D"

LEASEHOLD PROPERTY ON A 125 YEAR LEASE FROM 2007  
SERVICE CHARGE: £30 PER MONTH (INCLUDES BUILDINGS INSURANCE)  
GROUND RENT: £100 PER ANNUM

2 Bedroom  
Top Floor  
Flat

Flat 3,  
45 Prince's Drive  
Colwyn Bay  
LL29 8PL

**£124,950**  
Reduced From £129,950

Reference Number: RP4085  
28/08/25

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

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web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

