



RHOS GWYN, ABERGELE ROAD, OLD COLWYN

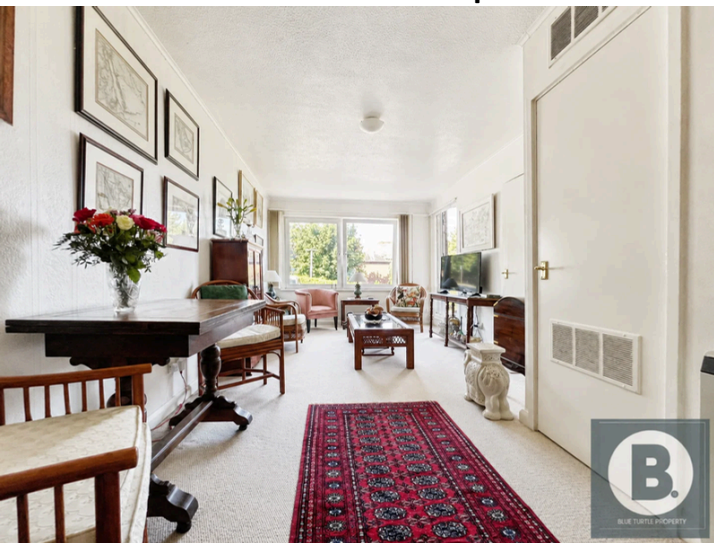
ASKING PRICE £95,000



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Blue Turtle Property are delighted to present this charming ground floor apartment, peacefully positioned within the sought-after Rhos Gwyn development on Abergele Road, Old Colwyn. Offering comfortable, low-maintenance living, the property benefits from step-free access, making it an excellent choice for those seeking convenience and accessibility. Beautiful outlooks can be enjoyed from every window, creating a bright and welcoming atmosphere throughout the seasons. The development boasts beautifully maintained communal gardens, a secure environment and a genuine sense of community amongst its residents. Further benefits include fire alarms in each apartment with weekly checks, a private garage, residents' parking and the convenience of a communal laundry room. Ideally situated close to local amenities, transport links and the North Wales coastline, this apartment presents an excellent opportunity for those looking to enjoy peaceful living in a friendly and well-managed development.





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In brief, there is a secure communal entrance with an intercom entry system leading to the apartment, entrance hallway, spacious lounge/dining area enjoying pleasant views with access on to the veranda (enjoying spectacular views and the most precious sunsets,) fitted kitchen, one generous double bedroom with fitted wardrobes, second bedroom which could be used as a single bedroom or office/hobby space, three-piece bathroom, private garage, residents parking, beautifully maintained communal gardens and a desirable ground floor position offering step-free access throughout.

Location-The property is situated in this sought after area in Old Colwyn. The property is close to a variety of local schools, restaurants and is near a bus route and the main railway line. Located within easy reach of Colwyn Bay and Llandudno, and offers easy access of the A55 dual carriageway, offering a range of fantastic transport links with something for everyone. There are some fantastic walks right from its doorstep, with a supermarket and medical centre just a stones throw away.

Tenure- Leasehold. The property is held on a 999-year lease from 1990 and is subject to a service charge of approximately £115 per month. This charge contributes towards the maintenance and upkeep of the communal areas, gardens and the building itself, all of which are presented to an excellent standard. Residents also benefit from regular committee meetings, providing an opportunity to discuss the management of the development, service charge expenditure and any future works, helping to ensure the development continues to be well maintained and managed transparently.



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Communal Entrance: - From ground floor level, with staircases leading to lower ground level; or alternatively the apartment can be accessed from the doorway at garden level.

Entrance Hallway: - Intercom door release, built in cloaks and store cupboard with electric fuse board.

Lounge/ Dining Room: - 7.30 x 3.13 max (23'11 x 10'3")

Lounge Area: - Double glazed windows to side aspect overlooking gardens and on to coastal views beyond, door leads out onto balcony, coving to ceiling, wall mounted electric heater, television point, telephone point.

Dining Area: - Coving to ceiling, wall mounted electric heater, telephone point, built in storage cupboard.

Kitchen: - 2.78 x 1.62 (9'1" x 5'3") - Fitted with a range of wall and base and wall units with complimentary work surfaces over, 1 1/2 drainer sink with mixer tap, space for cooker with fitted extractor over, space for fridge/ freezer, double glazed window overlooking rear garden and on to sea views beyond.



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Bedroom 1: - 4.00 x 2.63 (13'1" x 8'7") - Double glazed window overlooking gardens and on to views beyond, fitted wardrobe storage.

Bedroom 2: - 3.13 x 1.93 (10'3" x 6'3") - Double glazed window overlooking gardens and on to views beyond.

Bathroom: - 1.86 x 1.64 (6'1" x 5'4") - Three piece suite comprising panel bath, low level flush w.c and pedestal wash handbasin, extractor fan, tiled walls, tiled flooring, built in airing cupboard housing water heater

Outside: - Externally, the apartment sits on a generous plot with extensive, well maintained surrounding gardens. Exterior security cameras with overnight exterior lighting. A range of drying facilities are also available, as well as a communal bin store. The property further benefits from a single car garage with up and over door, as well as a communal parking area.



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Total floor area: 57.7 sq.m. (621 sq.ft.)

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