STERLING

ESTATE AGENTS & VALUERS

Apartment 40 Cwrt Bryn Coed, Colwyn Bay, North Wales LL29 7BJ

£65,000

In the popular complex of Cwrt Bryn Coed on Coed Pella Road, this PURPOSE BUILT RETIREMENT APARTMENT offers a delightful blend of comfort and convenience. With one well-proportioned bedroom and a thoughtfully designed reception room, this property is ideal for those seeking a peaceful retreat in a vibrant community. The apartment is equipped with efficient electric heating, ensuring a warm and inviting atmosphere throughout the year. Its prime location is just a short distance from the bustling town centre, where you can enjoy a variety of shops, cafes, and local amenities. Additionally, the nearby railway station provides excellent transport links, making it easy to explore the surrounding areas and there is a bus stop at the end of the road within walking distance Leasehold. Council Tax Band C. Energy Rating 83B Potential 86B. Ref CB8020

33 Conway Road, Colwyn Bay, LL29 7AA
Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

Entrance Hall
Walk-in cupboard housing meters and trip switch box. Wall mounted entry phone.

Large Lounge/Dining Room
19' 7" x 10' 5" (5.79m 2.13m' x 3.05m 1.52m')
Wall mounted electric storage heater. Coved ceiling. Feature fireplace with inset coal effect electric fire. Television aerial point. Front aspect floor to ceiling sealed unit double glazed window and glimpses of the sea. Double doors opening into:-

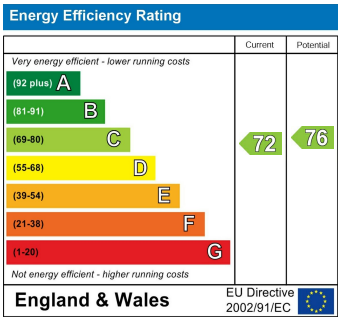
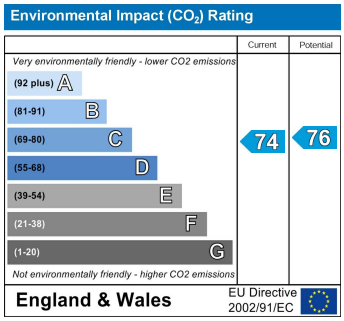
Kitchen
9' x 5' 9" (2.74m x 1.52m 2.74m')
Range of wall, base and drawer units with rolled edge worktops, built-in electric oven and 4 ring hob with extractor hood over. Part tiled walls. Space for fridge/freezer. Front aspect sealed unit double glazed window.

Bedroom
15' 6' x 10' 11" (4.57m 1.83m x 3.05m 3.35m')
Wall mounted electric storage heater. Coved ceiling. Built-in wardrobe with hanging, shelving and folding mirrored doors. Television aerial point. Front aspect sealed unit double glazed window.

Bathroom
7' 9" x 6' 7" (2.13m 2.74m' x 1.83m 2.13m')
Coloured suite comprising panelled bath with overhead shower and glass screen, pedestal wash hand basin with storage below mirror and light over, low level WC. Wall mounted mirror fronted bathroom cabinet. Coved ceiling. Part tiled walls.

AGENTS NOTE
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.

Tenure
The property is subject to a 125 year lease from 2000. Annual maintenance currently £3,154.16 and Ground Rent £723.84.