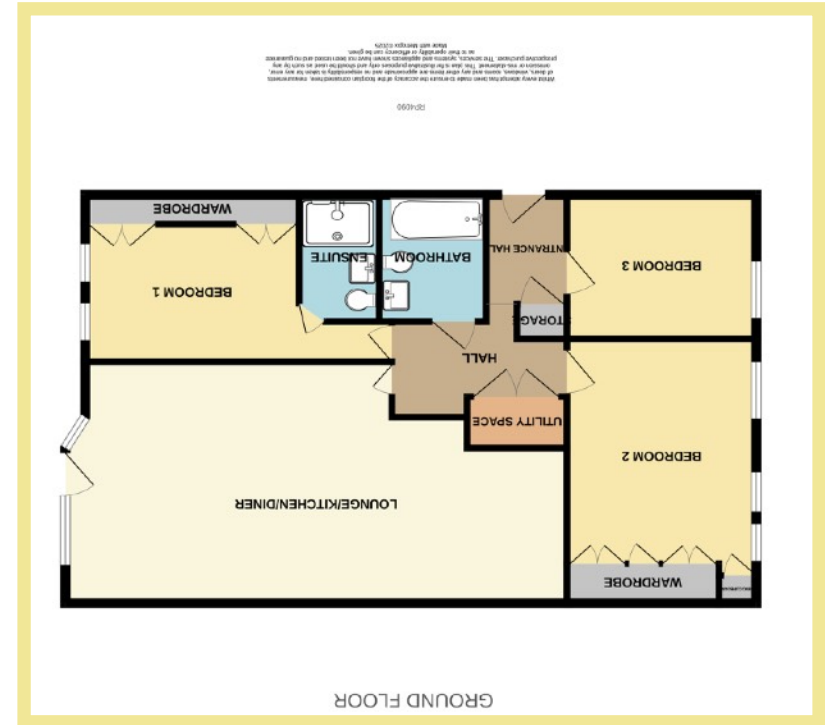


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 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. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A	84 B	84 B
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

Contemporary & Spacious Three Bedroom Ground Floor Apartment With Private Patio Area & Allocated Off Road Parking

Description

Apartment 7 The Sycamores is a contemporary & spacious three bedroom ground floor apartment in a well maintained development completed in 2019. Benefitting from Smart home technology, allocated off road parking space & private patio seating area and good sized allocated outside storage room. Set within beautifully landscaped gardens close to the local shops & other amenities of Colwyn Bay. With secure communal entry system. The apartment comprises of:- Entrance hallway with built-in storage, light & spacious lounge/kitchen/diner, contemporary fitted kitchen with integrated appliances:- Zanussi dishwasher and fridge freezer, AEG microwave, oven and induction hob with feature extractor fan. A door leads out onto the private paved patio seating area. Utility space in a built-in storage area in the hall housing washing machine & dryer, Master bedroom with a range of fitted wardrobes and ensuite shower room, 2 further double bedrooms, one also with fitted wardrobes and bathroom. Benefitting from gas central heating and UPVC double glazed windows throughout. The apartment must be viewed to appreciate its spacious contemporary layout & convenient location.

- ✓ CONTEMPORARY & SPACIOUS THREE BEDROOM GROUND FLOOR APARTMENT
- ✓ ALLOCATED OFF ROAD PARKING SPACE
- ✓ PRIVATE PATIO
- ✓ GOOD SIZED ALLOCATED OUTSIDE STORAGE ROOM
- ✓ PART OF "THE SYCAMORES"- A WELL MAINTAINED DEVELOPMENT COMPLETED IN 2019
- ✓ FINISHED TO A HIGH STANDARD
- ✓ LIGHT & SPACIOUS OPEN PLAN LOUNGE/ KITCHEN/DINER
- ✓ SECURE COMMUNAL ENTRY SYSTEM
- ✓ CONVENIENT LOCATION-CLOSE TO THE LOCAL SHOPS & AMENITIES
- ✓ NO CHAIN

Lounge/Kitchen/Diner

9.82m x 4.73m (32'3" x 15'6")



Bedroom Two

3.86m x 3.28m (12'8" x 10'9")

Bedroom Three

3.35m x 2.57m (11'0" x 8'5")

Bathroom

2.25m x 1.86m (7'5" x 6'2")

Master Bedroom

6.05m x 2.45m (19'10" x 8'1")



Ensuite

2.28m x 1.35m (7'6" x 4'5")



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)
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, smart home technology, window cleaning, buildings insurance, maintenance of the lift and all communal areas including the gardens.

There is also a £350 per annum fee which goes into the sinkfund.

3 Bedroom
Ground Floor
Apartment
Apt.7, The Sycamores
35 Pwllcrochan Avenue
Colwyn Bay
LL29 7BW
NO CHAIN

£339,950

REDUCED FROM £349,950

Reference Number:RP4090
1/09/25

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
web: www.fletcherpoole.com

