



31 Coed Pella Road, Colwyn Bay, LL29 7BB

£1,795 Per month



** TO REGISTER YOUR INTEREST, PLEASE SEND AN EMAIL THROUGH RIGHTMOVE BY CLICKING ON REQUEST DETAILS OR EMAIL SYMBOL. ** Newly built Four Bedroom, Semi-detached Townhouse situated over three floors in the Pwlycrochan Conservation area, finished to a very high standard, with Wienerberger Kempley Antique brickwork and . Ground floor is open plan Dining/Kitchen/Lounge. Kitchen area has Sage Green Shaker Kitchen with Quartz worktop and SMEG appliances, Integrated washer/dryer, dishwasher, and Fridge Freezer, Belfast sink, and Herringbone flooring. Kitchen area continues into the Lounge area, which has cream fitted carpets, and patio doors leading into an enclosed garden. There is also a good sized Downstairs Toilet. First floor has 2 King-size Bedrooms, 1 with En-Suite, with walk-in shower, WC and wash hand basin, and a modern Bathroom with bath with shower over, WC and wash hand basin. Second floor has another 2 King-size bedrooms, Bathroom bath, WC and wash hand basin, and Spacious linen/storage cupboard. Conservation Grade double glazed sash windows, Eco-heating system and Solar Panels all giving it a 'A' rating on the predicted EPC. Council Tax Band - as new build banding to be confirmed. Deposit £1,895. To be considered your combined annual salary must be over £64,800.

PLEASE NOTE THE FLOORPLANS ARE FROM THE SALES DETAILS AND THE FURNITURE IS NOT INCLUDED FOR RENTALS

- FOUR BEDROOM
- NEW BUILDS
- OPEN PLAN DINING AREA/KITCHEN/LOUNGE
- OFF STREET PARKING FOR TWO CARS
- COUNCIL TAX TBC
- SEMI_DETACHED HOUSE
- FINISHED TO A HIGH STANDARD
- REAR GARDEN
- PREDICTED EPC RATING A
- DEPOSIT £1,895

