STERLING
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## Apartment 60 Cwrt Bryn Coed, Colwyn Bay, North Wales LL29 7BJ

**£89,950**

Located on the TOP FLOOR overlooking the town and distant sea views, a PURPOSE BUILT RETIREMENT APARTMENT FOR OVER 55'S built (c2000). Cwrt Bryn Coed is situated within walking distance of Colwyn Bay shops, transport services and the beach/promenade. The accommodation briefly comprises:- COMMUNAL HALL, LOUNGE DINING ROOM, FITTED KITCHEN with built-in appliances; 2 BEDROOMS and SHOWER ROOM. The property features electric heating, double glazed windows. Outside there are communal gardens. Cwrt Bryn Coed also has a residents lounge, guest suite and there is a lift or staircases to all floors, house manager from Monday to Friday and a 24 hour Careline system. The property is held on Leasehold Tenure over a 125 year term from 2000. Council Tax Band C. Energy Rating 64D Potential 82B Ref CB7925







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

**Communal Vestibule and Hall**
Lift and Stairs to all floors, Managers Office

**Top Floor**
Apartment 60

**L Shaped Hall**
Built in storage airing cupboard, radiator, coved ceilings, access to loft

**Lounge Dining Room**
15'5" x 10'2" (4.7 x 3.1)
Electric radiator, 2 double glazed windows, coved ceilings, double doors to kitchen

**Fitted Kitchen**
10'2" x 5'6" (3.1 x 1.7)
Stainless steel sink unit, wall and base cupboards in a beech style, wood strip design work top surfaces, double glazed, coved ceilings, built in electric hob unit and oven, plumbing for washing machine, stainless steel cooker hood

**Bedroom 1**
13'5" x 8'10" (4.1 x 2.7)
Built in wardrobe unit with 4 doors, 2haaving mirrors, top cupboards, 3 x 3 tier chest drawers, side cabinet, electric radiator, double glazed, coved ceilings

**Bedroom 2**
9'11" x 7'6" (3.03 x 2.3)
Double door wardrobe unit, double glazed, electric radiator, coved ceiling

**Shower Room**
6'10" x 5'6" (2.1 x 1.7)
Quadrant cubicle and unit, vanity wash hand basin, mirror, w.c, heated towel radiator, tiled wall

**Outside**
Well kept lawn communal gardens and borders

**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.

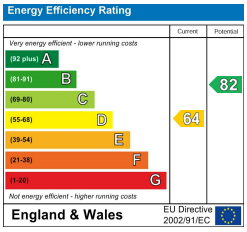
Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport 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.

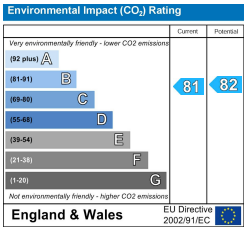









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