STERLING

ESTATE AGENTS & VALUERS

Apartment 59 Rhoslan Park, Colwyn Bay, North Wales LL29 7HR

£79,950

A beautifully updated and improved TOP FLOOR 2 BEDROOM RETIREMENT APARTMENT ready to walk into and well worth viewing. A retirement development for people over 55 which includes a residents lounge, communal laundry room, luggage/storage room, guest rooms, site manager and 24-hour emergency cord line assistance. On the third floor and approached by a passenger lift or stairs the apartment is opposite the lift and comprises of SPACIOUS HALL & STORES, LOUNGE DINING, FITTED KITCHEN, MODERN BATHROOM & SHOWER. There is UPVC double glazing and electric heating. Outside there are the communal gardens and residents car park. The apartment enjoys a pleasant outlook from the front opposite St. Johns Church and distant views to the Colwyn Heights. Regular bus services pass the door and the town centre is a short walk away. Tenure Leasehold, Council Tax Band B, Energy Rating 69C Potential 82B. Ref CB7973

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

Entrance Hall
10'9 x 8'11 (3.28m x 2.72m)
Coved and artexed ceilings, built in storage airing cupboard, built in cloaks cupboard

Lounge Dining
15'9 x 11'9 (4.80m x 3.58m)
Double glazed window to front aspect, coved ceilings, DMD Collective electric heater, 3 wall lights, archway to

Fitted KItchen
7'6 x 5'11 (2.29m x 1.80m)
Range of beech style base cupboards and drawers with black pattern work top surfaces, 4 ring Beko electric hob unit, built in electric oven, wall units and concealed lighting, stainless steel sink unit, spice rack, built in fridge and freezer

Bedroom 1
13'10 x 8 (4.22m x 2.44m)
Double glazed window, electric wall radiator heater, 2 double door mirror wardrobes

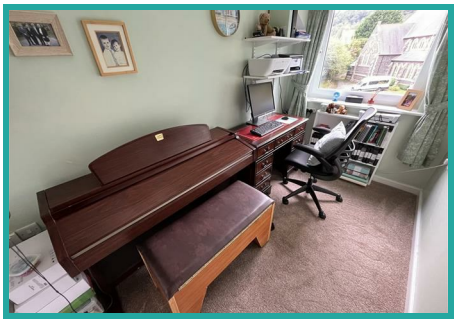
Bedroom 2
10'6 x 8'6 (3.20m x 2.59m)
Double glazed, coved ceilings, electric wall radiator heater

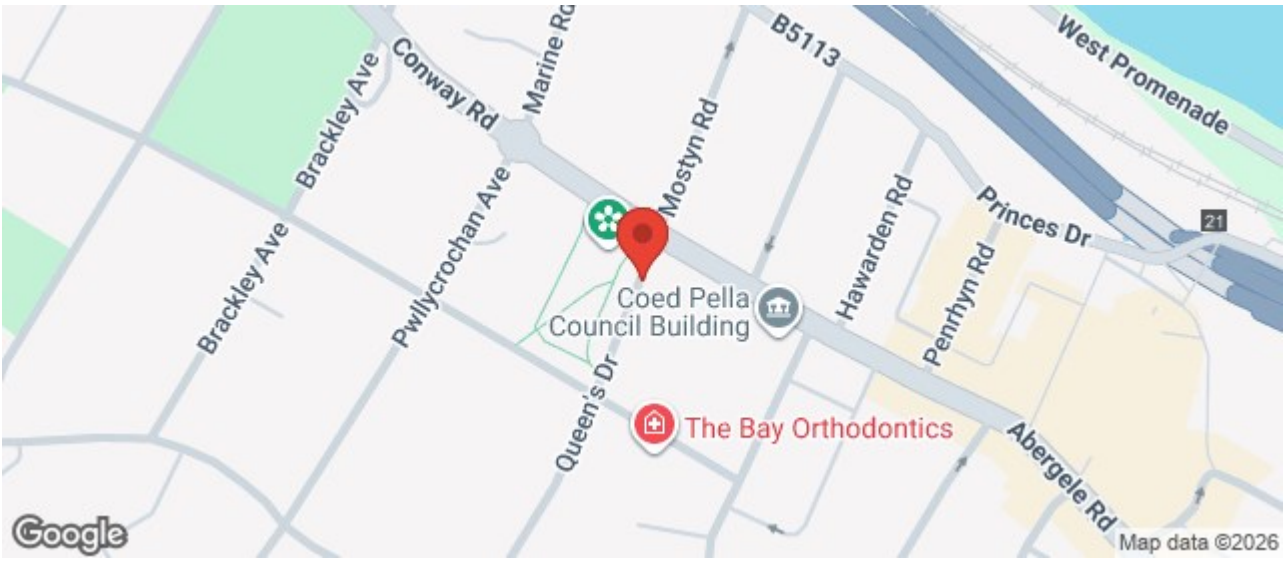
Beautifully Appointed Bathroom
7'11 x 5'9 (2.41m x 1.75m)
White suite of shower bath screen and shower unit, vanity wash hand basin, w.c, tiled walls, mirror and vanity light, coved ceilings, electric heater

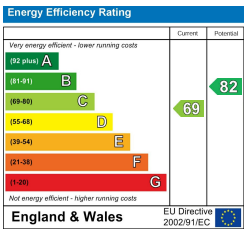
AGENTS NOTE
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

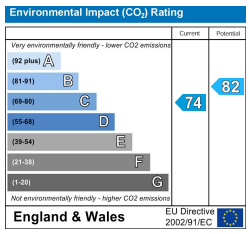
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many 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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