



**STERLING**

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**Cwrt Bryn Coed Coed Pella Road, Colwyn Bay  
North Wales LL29 7BJ**



**UNITED KINGDOM  
PROPERTY  
AWARDS  
WINNER 2021-2022**



**£65,000**

## Cwrt Bryn Coed Coed Pella Road, Colwyn Bay, North Wales LL29 7BJ

In the popular complex of Cwrt Bryn Coed on Coed Pella Road, this purpose-built second-floor 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. Leasehold. Council Tax Band C. Energy Rating 83B Potential 86B. Ref CB8020

### 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 sealed unit double glazed window. 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')

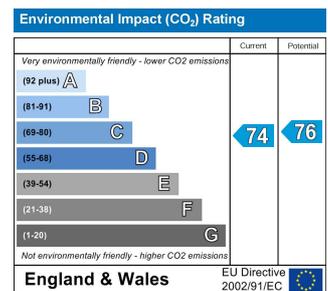
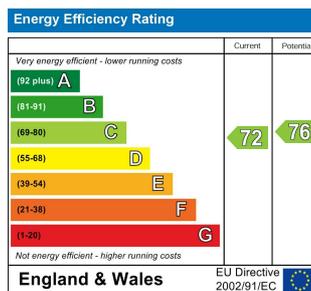
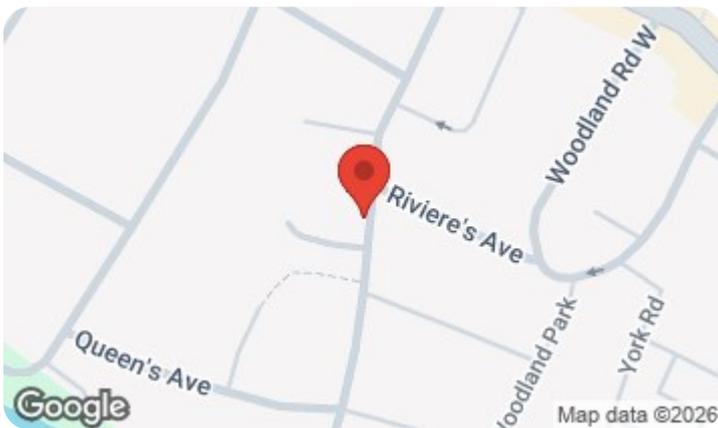
Wall mounted electric storage heater. Coved ceiling. Built-in wardrobe with hanging, shelving and folding mirrored doors. Television aerial point. Front aspect sealed unit double glazed window.

### 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 NOTES;

Viewing Arrangements By appointment with Sterling Estate Agents on **01492-534477**  
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