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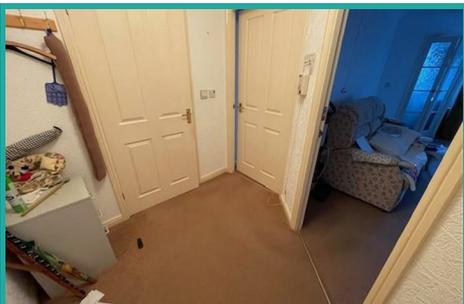


## Apartment 49 Cwrt Bryn Coed, Colwyn Bay, North Wales LL29 7BJ

**£59,950**

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 features a modern bathroom and 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 CB7839



33 Conway Road, Colwyn Bay, LL29 7AA

Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

### **Communal Vestibule**

Door security entry system

### **Communal Hallway**

Stairs and Lift to all floors, Managers office and Residents Lounge

### **Second Floor**

#### **Apartment 49**

##### **Hall**

Built in airing and store cupboard

##### **Large Lounge Dining**

19'7 x 10'5 (5.97m x 3.18m)

Fireplace surround with marble back and hearth, electric fire, coved and artexed ceilings, double glazed window, night storage heater, glazed double doors to

##### **Fitted Kitchen**

9 x 5'9 (2.74m x 1.75m)

Stainless steel sink unit, wall and base cupboards and drawers, work tops, double glazed window, 4 ring electric hob unit, built in oven, cooker extractor hood, coved and artexed ceilings, electric heater

##### **Bedroom**

15'6 x 10'11 (4.72m x 3.33m)

Double glazed window, night storage heater, double door mirror wardrobes

##### **Shower Room**

7'9 x 6'7 (2.36m x 2.01m)

Double shower cubicle and unit, wash hand basin, w.c, part tiled walls, coved ceilings, electric heater, mirror splash back

### **AGENTS NOTE**

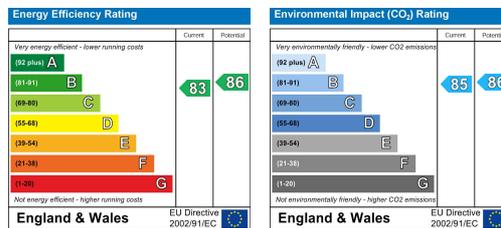
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**AGENTS NOTES;**

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 These sites could well find a buyer for your own home.



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