



## Apartment 22 Swn y Mor, Colwyn Bay, Conwy LL29 7LE

**Asking Price £59,950**

One of the nicest RETIREMENT APARTMENTS in the area, tastefully decorated and appointed with MODERN SHOWER ROOM and FITTED KITCHEN. The apartment is on the FIRST FLOOR LEVEL in Swn Y Mor which was constructed by McCarthy & Stone (Developments) Ltd and comprises 56 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency call system. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Within a short walk of the town centre, promenade and Railway Station, the apartment is ready to walk into. Energy Rating C80 Potential B82 Ref CB 7283



### **Entrance**

Door security entry phone system to Communal Hallway, Stairs and Lift to all floors. First Floor and Apartment 22

### **Hall**

Walk in airing cupboard, coved and artexed ceilings

### **Lovely Lounge**

**15'4 x 10'6 (4.67m x 3.20m)**

Double glazed window to Marine Road aspect, marble fireplace and electric fire, coved and artexed ceilings, archway to kitchen

### **Newly Fitted Kitchen**

**10'3 x 5'5 (3.12m x 1.65m)**

Range of white gloss base cupboards and drawers, work top surfaces, stainless steel sink unit, 2 ring electric hob unit, built in oven, coved and artexed ceilings, white brick style tiling, housing unit for microwave and fridge freezer

### **Bedroom**

**12'8 x 8'8 (3.86m x 2.64m)**

Double door mirror wardrobe, coved and artexed ceilings

### **Modern Shower Room**

**6'8 x 5'5 (2.03m x 1.65m)**

Newly appointed with quadrant shower cubicle, Redring shower unit, vanity wash hand basin with cupboards below, vanity mirror and light, w.c, Dimplex fan heater, coved and artexed ceilings, tiled walls

### **Outside**

Well kept communal gardens laid to lawn with flower beds, borders, flowering trees and patio terrace

### **AGENTS NOTE**

Viewing Arrangements By appointment with Sterling Estate

Agents on 01492-534477 e mail

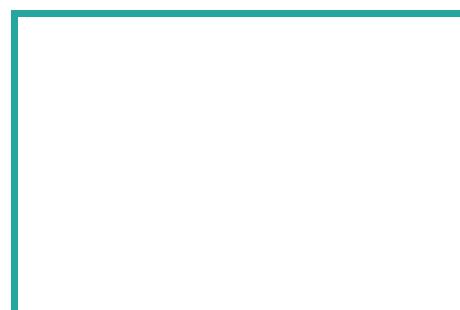
[sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site

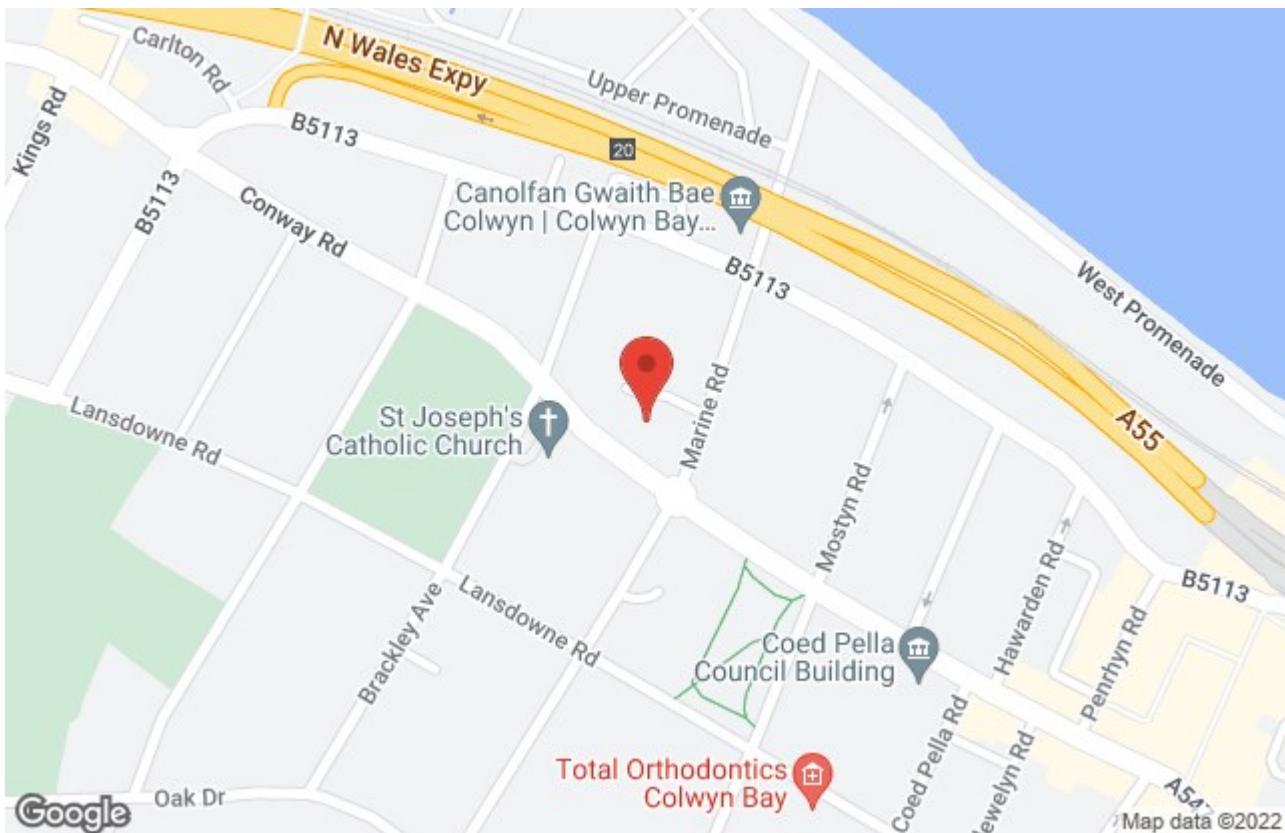
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PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN

TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN. ACCORDINGLY PROSPECTIVE BUYERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

#### AGENTS NOTES;

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e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

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