£59,950

33 Rhos Gwyn, 493 Abergele Road, Old Colwyn, Colwyn Bay, LL29 9AE

A Purpose Built Top Floor One Bedroom Apartment with Study/Box Room situated in an elevated location within half a mile of Old Colwyn village shops, promenade and bus services into Colwyn Bay. Views can be enjoyed from the property.

The accommodation comprises: main front door to the entrance hall; staircase to the top floor landing; apartment door to the hall; lounge/dining room with study/box room off, kitchen, double bedroom and bathroom. Outside the gardens are maintained by the Management Company and there is a garage (situated in the left hand block).
The accommodation comprises:

**HALL**
Storage/meter cupboard, intercom, telephone point.

**LOUNGE/DINING ROOM**
4.03m x 3.12m (13'3" x 10'3") Plus door recess, hill views overlooking Old Colwyn, wall heater.

**KITCHEN**
2.79m x 2.07m (9'2" x 6'9") Including alcove, plus door recess, range of light beech effect floor, wall and drawer units with cupboards, single drainer sink unit, fitted worktops, built under electric oven, four ring ceramic hob and extractor, tiling in between the units, hill and sea views towards Rhos on Sea in the distance.

**BEDROOM**
3.10m x 2.22m (10'2" x 7'3") Fitted wardrobes, hill and sea views.

**BATHROOM**
Bath with over bath shower and screen, wall tiling extended over the bath area, wash hand basin and low flush w.c., extractor fan.
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OUTSIDE

GARDENS
Maintained by the Management Company.

COUNCIL TAX
Council Tax Band is A - obtained from www.conwy.gov.uk
Ref: V2899 280415/100715

DIRECTIONS:
From our Rhos on Sea Office turn right onto the promenade and follow the road in the direction of Colwyn Bay passing the pier on your left. Proceed to the end of the promenade and bear right underneath the railway bridge and North Wales A55 Expressway and up into Cliff Gardens and then into Wynnstay Road. At the top of this road turn left onto the A547 (Abergel Road) and proceed up the hill and Rhos Gwyn Apartments No.493 Abergel Road is the second drive on the left after Queens Road.

RHOS ON SEA OFFICE OPENING HOURS
Monday - Friday: 8.30am to 5.30pm
Saturday: 8.30am to 4.00pm
Sunday: 12.00 to 3.00pm
Ref: 2899

GARAGE
5.04m x 2.44m (16'6" x 8'0") (Situated in the left hand block) Up and over door.

TENURE
The property is held on Leasehold tenure for a term of 999 years from 1990.

We understand the maintenance charge is £80.00 per calendar month.

We will be pleased to arrange a viewing of this Home

01492 875125 or 01492 544551
e mail: rhos@bdahomesales.co.uk

For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.