

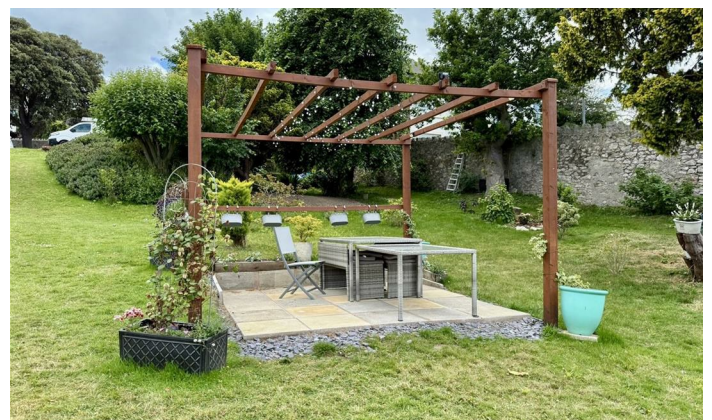


## Flat 28, 493 Abergele Road Old Colwyn LL29 9AE £99,950

A 2-bedroom self-contained apartment with single car garage situated within a popular complex of similar properties in well maintained grounds.

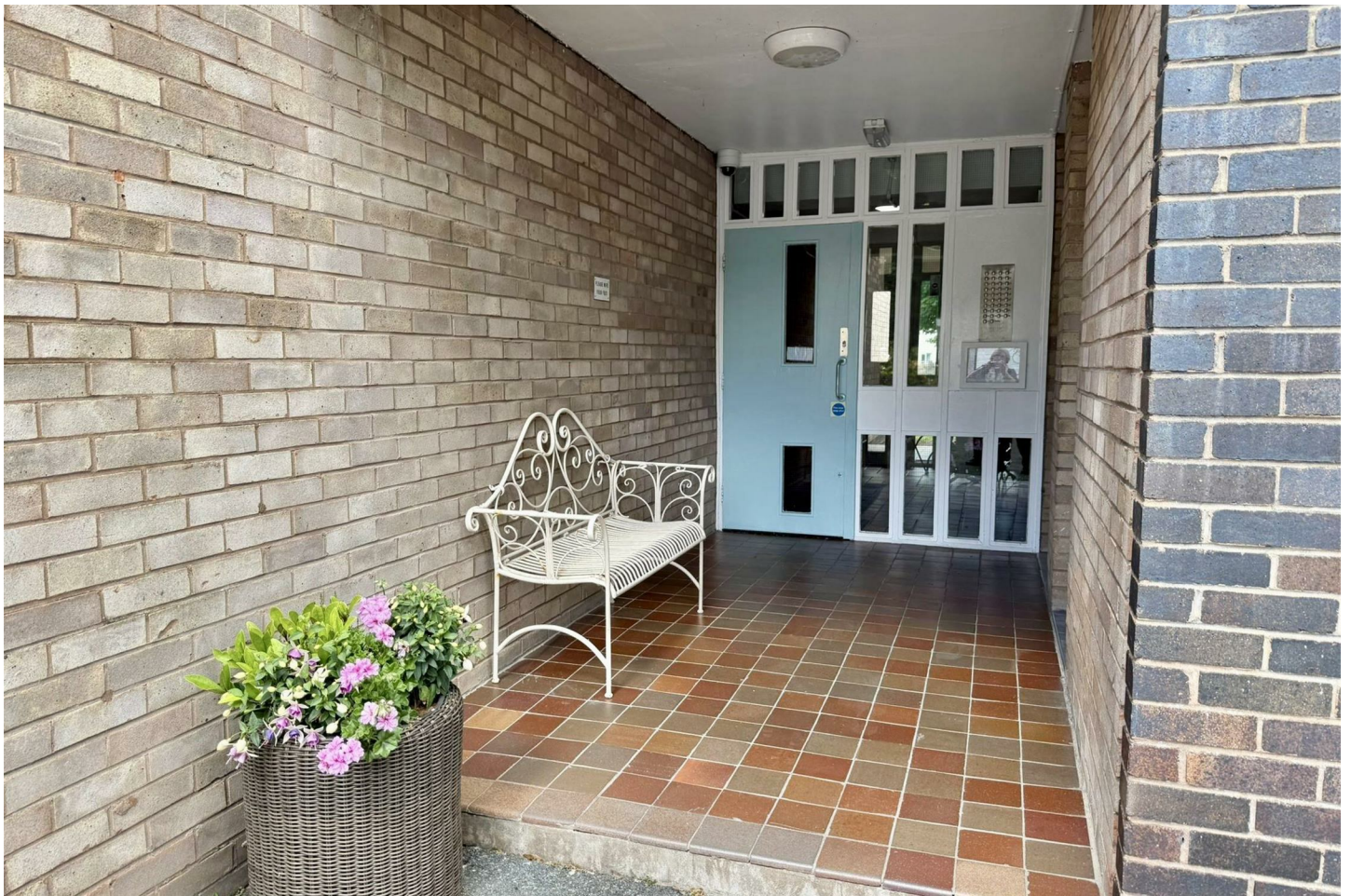
Tenure: Freehold; EPC: D - Council Tax: B

Located on the outskirts of Old Colwyn in an elevated coastal setting enjoying coastal sea views. This modernised 1 bedroom apartment offers light and airy accommodation with lounge, modern fitted kitchen, shower room. Also included is a single car garage and well maintained communal gardens. Ideal first time or retirement property. benefitting from uPVC double glazing and electric heating.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>



## Location

Situated on the outskirts of Old Colwyn in an elevated position in a semi rural residential area enjoying panoramic views. Old Colwyn is located on the North Wales Coast has a range of conveniences and is within a short distance of the A55 expressway. The Rhos promenade is a short distance away.

Accommodation Affords:  
(approximate measurements only)

Door Leading To:  
Entrance Hall.

Living Room:

10'2" x 12'6" (3.10m x 3.82)

UPVC double glazed window with extensive views over the sea; wall mounted electric heater.

Kitchen:

8'11" x 6'4" (2.72m x 1.94m )

Range of base and wall units with complimentary work top; stainless steel sink unit; space for cooker; plumbing for washing machine; part tiled walls; UPVC double glazed window with extensive views;



### Bedroom 1:

6'11" x 9'10" (2.13m x 3.01m )

UPVC double glazed window with extensive views over the sea; wall mounted electric heater.

### Bathroom:

5'6" x 5'10" (1.70m x 1.79m)

Shower room fitted with shower cubicle; electric shower fitment; vanity unit with inset sink; low flush w.c; ladder style electric towel rail; tiled flooring; tiled walls

### Services:

Mains water, electricity and drainage are connected to the property. Electric heating.

### Communal Entrance

On ground floor level, Security entry system, staircase to second floor level.  
Access to storage cupboard.

### Outside

The property benefits from a single car garage with up and over door, communal use of extensive well maintained grounds and gardens. Communal parking is available for all residence.

### Directions

Proceed from Old Colwyn in the direction of Llandulas passing Aldi on the right hand side, continue up the hill and Rhos Gwyn will be on the left hand side with direct access from the right hand side.

### Agents Notes

TERM OF LEASEHOLD - 999 years from 29 June 1990. Ground Rent a Peppercorn Service Charge £115per month and covers building insurance and maintenance. No pets allowed. No residential letting allowed

### Council Tax Band:

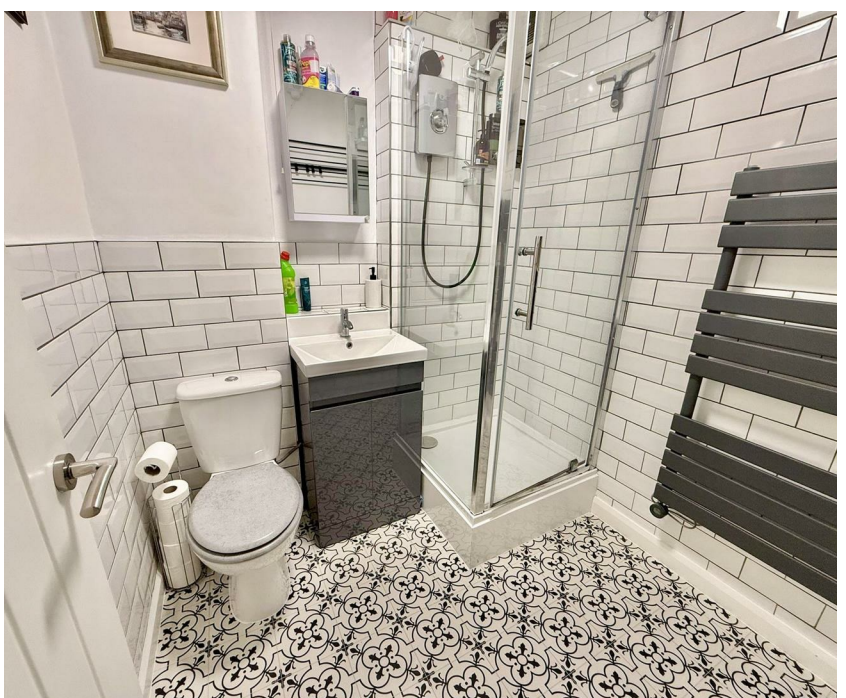
Conwy County Borough Council tax band B


### Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)

### Proof of Identity:

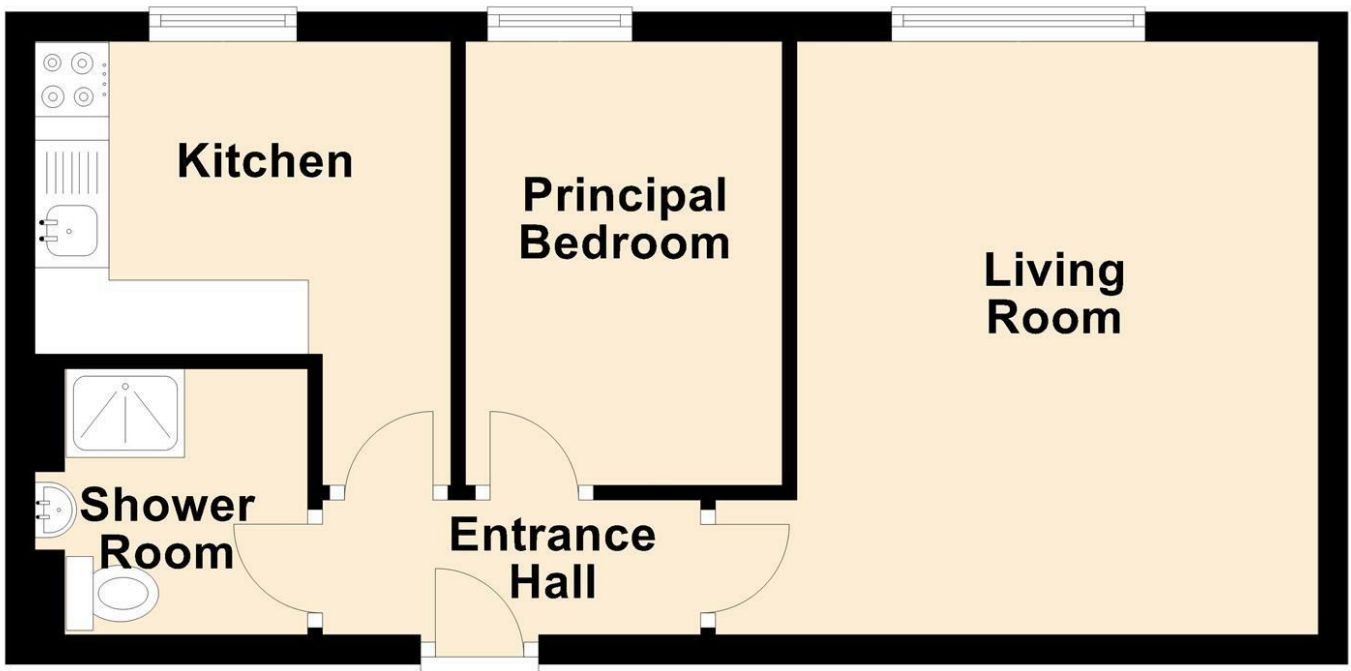
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Ground Floor

Approx. 34.8 sq. metres (374.9 sq. feet)



Total area: approx. 34.8 sq. metres (374.9 sq. feet)

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

### Iwan M Williams Estate Agents

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