

**Bryan Davies
+ Associates**

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AUCTIONEERS
●
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3 Appleton Court, 120 Conway Road, Colwyn Bay, Conwy, LL29 7LL



£65,000



www.bdahomesales.co.uk

THIS IS A VERY CLEANLY PRESENTED PURPOSE BUILT FIRST FLOOR ONE BEDROOM FLAT SITUATED WITHIN YARDS OF THE WEST END AND A LIDL SUPERMARKET AND EASY LEVEL WALKING DISTANCE TO COLWYN BAY SHOPS. The accommodation briefly comprises:- shared hall with stairs to first floor landing; self contained door to apartment 3; hall; lounge; kitchen with range of modern units; 1 double bedroom and a modern 3 piece bathroom. The property features Economy 7 central heating, upvc double glazing, outside shared garden area, driveway to the rear leads to a single car garage. The property is held on leasehold tenure over a 99 year term from 1976 with 49 years left on the lease.

CASH BUYERS ONLY
DUE TO LIMITED TIME LEFT ON THE LEASE

PETS PERMITTED BY WRITTEN REQUEST ONLY

SUB-LETTING PERMITTED

NO HOLIDAY LETS

The accommodation comprises:-
FRONT DOOR to:-

SHARED HALL

Staircase to first floor.

Self contained door to Apartment 3

HALL

Airing cupboard.

LOUNGE 15'0" x 10'0" (4.59m x 3.06m)



Fire surround, two Economy 7 heaters, upvc double glazed window.



KITCHEN 13'5" x 6'11" (4.10m x 2.13m)



Single sink unit, base, wall and drawer units, work tops, washing machine, electric cooker and fridge freezer included in sale. Economy 7 heater, upvc double glazed window.

BEDROOM 1 10'0" x 9'4" (3.05m x 2.86m)



Built in wardrobe with double glazed window, Economy 7 heater.

TILED 3 PIECE BATHROOM



In white, upvc double glazed window.

OUTSIDE

SHARED GARDEN AREA

Driveway to the rear leads to:

SINGLE CAR GARAGE

TENURE

The property is held on a LEASEHOLD tenure over a 99 year lease from 1976.

SERVICE CHARGE

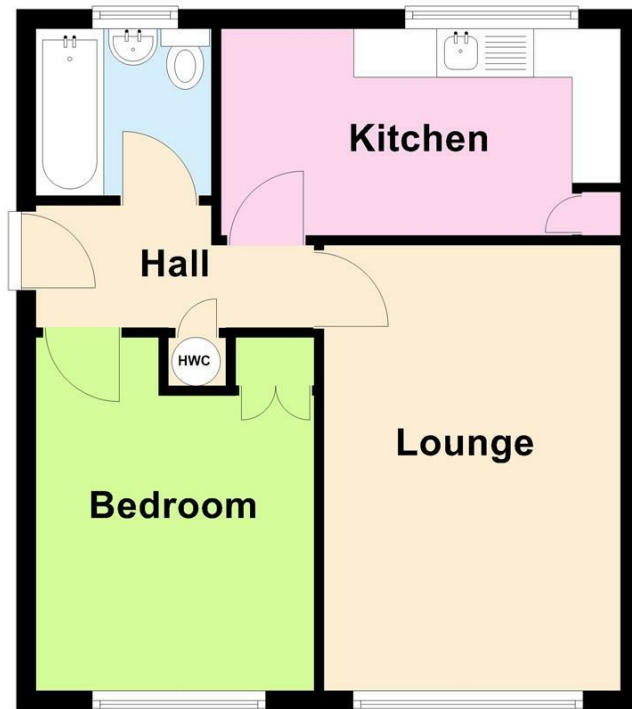
Service Charge is currently £2,029.29 (next review January 2026). Ground Rent is £5.00 per annum.

COUNCIL TAX

Is 'B' as obtained from www.conwy.gov.uk

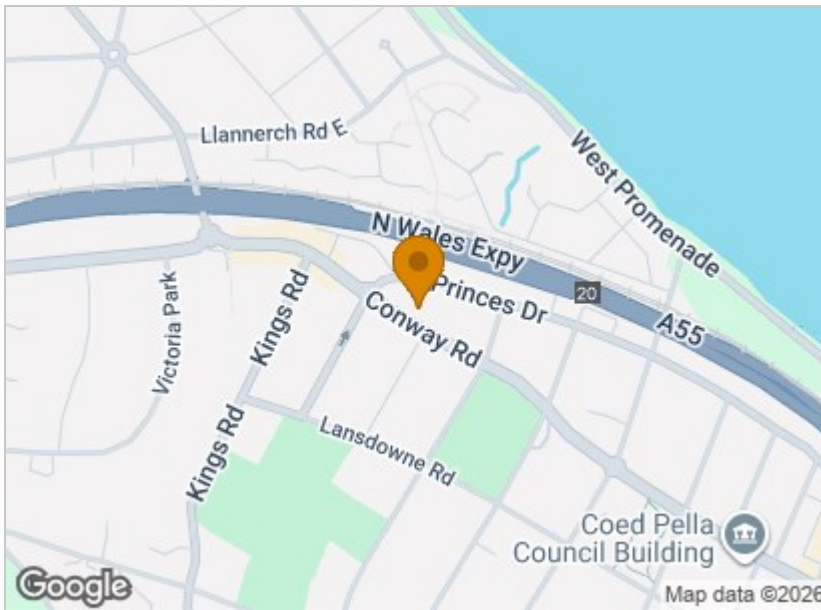
First Floor

Approx. 41.1 sq. metres (442.8 sq. feet)

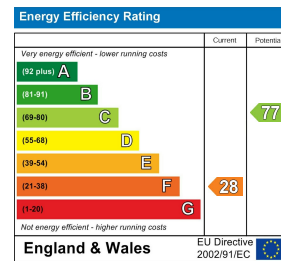


Total area: approx. 41.1 sq. metres (442.8 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From the new Conwy County Borough Council offices in Colwyn Bay proceed west along Conway Road through the mini roundabout, continue along and Appleton Court can be viewed on the right hand side just before the Lidl store. REF: A776 05/11/25 Rev 03/12/25

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

