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16 Princess Court, Marine Road, Colwyn Bay LL29 8PJ • New Price Offers Over £90,000

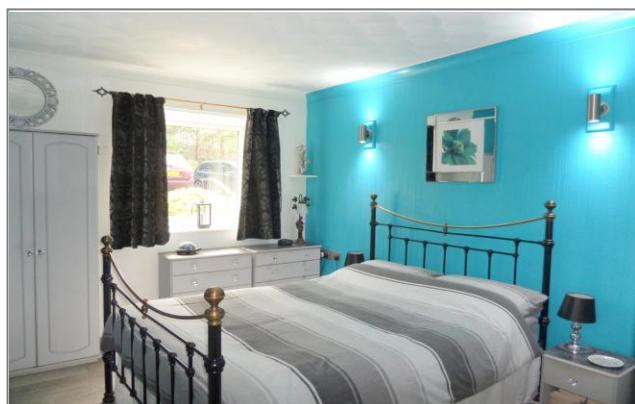
This beautifully presented Retirement Apartment is situated on the ground floor of the popular Princess Court Development and enjoys a sunny aspect with garden views.

- Ground Floor Retirement Apartment
- Entrance Hall With Walk-In Storage Cupboard
- Lounge Opening Into Small Fitted Kitchen
- Double Bedroom With Fitted Wardrobe
- Modern Shower Room With Large Walk-In Shower
- Patio Area With Communal Gardens & Seating Areas
- Communal Laundry, Lounge & Kitchen
- Guest Suites Available At An Additional Charge
- Viewing Is Highly Recommended
- Garden Views



conwy@dafyddhardy.co.uk | 01492 88 44 84

16 Trinity Square, Llandudno, Conwy LL30 2RB



Description

Apartment 16 Princess Court is situated on the ground floor of this popular retirement complex and benefits from a sunny aspect and attractive garden views. Beautifully presented and full of personality, the vendors have created a cosy and welcoming home. An Entrance Hall takes you into the Lounge, with patio doors making the most of the lovely outlook and opening out to a patio seating area. Off the Lounge is the Kitchen fitted with a turquoise range of base, wall and drawer units with rolled edge worktops. There is a double Bedroom with feature wall and wall lighting plus built-in wardrobe. The Shower Room has a large tiled shower cubicle, pedestal wash hand basin and Wc, pvc clad ceiling with inset lighting and extractor fan. The apartment has uPVC double glazing and electric heating. Internal viewing of this property is highly recommended.

Location

The town of Colwyn Bay offers a wide range of shops, services and recreational facilities. The excellent road network will take you to the many coastal and rural attractions to be found in this part of North Wales, while the A55 Expressway will take you in an easterly direction towards St Asaph, Deeside, Chester, Liverpool and Manchester, and westerly to Llandudno, Conwy, Bangor and the stunning Isle of Anglesey. Colwyn Bay train station is also ideal for travellers not wishing to drive, with a great rail links and most convenient service.

Colwyn Bay's sandy beach stretches between Rhos on Sea and Old Colwyn. This beautiful bay is regularly awarded the Yellow flag Seaside Award with excellent standards of cleanliness and water quality. The town's main beach is a beautiful stretch of sand, and the seafront has undergone an impressive upgrade over recent years, making this a great place for walks, activities, leisure and dining.

One of Colwyn Bay's biggest attractions is the Welsh Mountain Zoo, perched high on a hillside above the town. Theatr Colwyn was built in 1885 and this Victorian gem is reputedly the oldest operating cinema in Wales and a charming place to visit. Every year it comes up with a wide and varied programme of entertainment for all the family. The Colwyn Leisure Centre is also popular, complete with swimming pool, and Eirias Stadium and Events Centre, which is now the proud home ground of the Welsh under 20s Six Nations' team.

Property Features

Communal Entrance Porch & Hall

Apartment 16 Entrance Hall
9' 8" x 2' 9" (2.97m x 0.86m)

Lounge
15' 2" x 10' 4" (4.64m x 3.16m)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus)	A	
(81 - 91)	B	
(59 - 80)	C	77
(55 - 68)	D	80
(39 - 54)	E	
(21 - 38)	F	
(1 - 20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

TOTAL APPROX. FLOOR AREA 403 SQ.FT. (37.4 SQ.M.)

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Services

We are informed by the seller this property benefits from mains Water, Electricity and Drainage.

Heating

Electric Heating. The agent has tested no services, appliances or central heating system (if any).

Agents Notes

We have been informed by our vendors that this is a leasehold property on a 999 year term from 1990. The ground rent is £200 per annum and the service charge is £1400 per annum. Residential letting is permitted. Holiday lets and pets are not. Off road parking spaces are available for an additional charge.

Viewing by Appointment

Tel: 01492 88 44 84
Email: conwy@dafyddhardy.co.uk

