



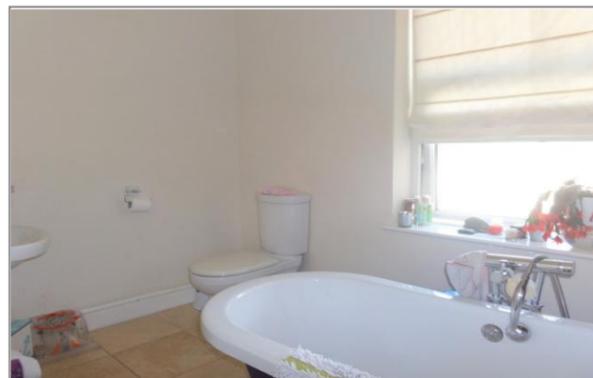
12 Upper Promenade, Colwyn Bay LL28 4BS • New Price OIRO £300,000
Substantial End Terrace House split into 4 flats, making this an ideal investment opportunity.

- Substantial End Terrace Property Split Into 4 Flats
- Ideal Investment Opportunity As Most Flats Are Tenanted
- Basement Flat With Separate Entrance At The Rear
- Gas Central Heating
- Double Glazing
- Communal Gardens & Limited Off Road Parking
- Each Flat Includes: Living Room, Kitchen, Double Bedroom & Bathroom
- Communal Entrance At The Front For The Upper 3 Flats

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Description

This large End Terrace Property would be an ideal investment. With 4 flats in the building, 1 on each floor, and most of them currently tenanted. The Basement Flat has a separate entrance at the rear, uPVC double glazed doors take you straight into the Lounge. The Kitchen is next door and is fitted with a dark wood effect base, wall and drawer units with rolled edge worktops, inset black sink unit with mixer tap and a drainer. There is an integrated oven and hob with an extractor hood over, plumbing for an automatic washing machine and space for a fridge freezer. The Bathroom has a modern white suite, with a P-shaped bath with a shower fitment, a Wc and wash basin. The bathroom also has stone tiled flooring, an extractor fan and a heated towel rail. The Basement flat also has a Bedroom with an additional Store Room/Study. The 3 upper flats share the Communal Entrance. Each of these flats include an Entrance Hall, Lounge/Diner with feature bay window, Kitchen, Double Bedroom and Bathroom. These flats have gas central heating and uPVC double glazing. The top flat has some sloping ceilings and a sea glimpse from the bedroom.

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 great rail links and a 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 presents a wide and varied programme of entertainment for all the family. Colwyn Leisure Centre is also very popular, complete with a swimming pool, and Eirias Stadium and Events Centre, which is now the proud home ground of the Welsh Under 20s Six Nations' team.

Basement Flat

Lounge 13' 5" x 10' 9" (4.11m x 3.30m)

Kitchen 11' 5" x 5' 6" (3.50m x 1.70m)

Inner Hall

Bathroom 10' 10" x 5' 0" (3.31m x 1.54m)

Bedroom 14' 9" x 12' 11" (4.52m x 3.96m)

Study/Store Room 9' 3" x 6' 2" (2.84m x 1.90m)

Communal Entrance Hall

Flat 2 Entrance Hall

Lounge/Diner 13' 9" x 13' 5" (4.2m x 4.1m)
*measurements not including bay window

Bedroom 14' 1" x 10' 9" plus bay (4.3m x 3.3m plus bay)

Kitchen 11' 9" x 6' 6" (3.6m x 2.0m)

Bathroom 8' 2" x 4' 11" (2.5m x 1.5m)

Rear Porch 12' 5" x 2' 7" (3.8m x 0.8m)

Flat 3 Entrance Hall

Lounge/Diner 13' 11" x 13' 5" (4.25m x 4.10m)

Kitchen 10' 8" x 6' 4" (3.26m x 1.94m)

Bathroom 10' 2" x 5' 10" (3.10m x 1.80m)

Bedroom 12' 4" x 12' 3" (3.77m x 3.74m)

Flat 4 Entrance Hall

Bedroom 12' 9" x 12' 5" (3.9m x 3.8m)

Stairs To Top Floor Landing

Bathroom 10' 2" x 8' 10" (3.1m x 2.7m)

Lounge/Diner 14' 5" x 14' 5" (4.4m x 4.4m)

Kitchen 11' 5" x 6' 6" (3.5m x 2.0m)



Outside: Communal gardens, laid with chippings at the front which can provide some off-road parking. Mature shrubbery and trees. Steps leading down the side of the building to the rear where there is a fire escape and access to the basement flat.

Directions

Leave Llandudno along the promenade, heading in the direction of Craigside and the Little Orme. Proceed up the hill and get into the left lane as you travel down the hill towards the roundabout. Take the first exit from the roundabout into and continue on this road, you will see the sea on your left and then enter the village of Rhos on Sea. Continue along the promenade and just after passing the 'Toad' public house on your right hand side, take the next right turning and then first right again into Upper promenade. Number 12 can be found on the right hand side.

Services

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

Heating

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

Tenure

We have been informed the tenure is Freehold. Vendor's solicitors should confirm title.

Agent Notes

The basement flat is in Council Tax Band A, the other 3 flats are all in Council Tax Band B. EPC Band is D.

Viewing by Appointment

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