



DAFYDD HARDY
PRYNU • GWERTHU • GOSOD BUY • SELL • LET



DAFYDD HARDY
PRYNU • GWERTHU • GOSOD BUY • SELL • LET

FOR SALE
AR WERTH



DAFYDD HARDY
PRYNU • GWERTHU • GOSOD BUY • SELL • LET



Contactable
7 Days A Week



Professional
Photography &
Floorplans



5 Local Offices
Across North Wales



Website &
Mobile App



Accompanied Viewings
7 Days A Week

97%

Would Recommend
To A Friend

25+

Years Of Business



Local Newspaper
Adverts

Cwmni lleol,
gwasanaeth dwyieithog

Call us on
01248 66 33 33
to see how we can help you.

Find us online at:
Ffeindiwch ni ar lein ar:

www.DafyddHardy.co.uk



77 Princess Court, Marine Road, Colwyn Bay LL29 8PT • £94,000

Imagine sitting out on your own balcony enjoying uninterrupted sea views!

- Purpose-Built Third Floor Retirement Apartment
- Balcony & Amazing Sea Views
- Entrance Hall With Storage Cupboard
- Lounge With Sliding Doors Leading Out To Balcony
- Fitted Kitchen With Integrated Fridge Freezer
- Double Bedroom With Fitted Wardrobe
- Shower Room With Large Walk-In Shower
- Electric Heating
- uPVC Double Glazing
- Communal Lounge, Laundry, Kitchen, Gardens & Bin Store



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

16 Trinity Square, Llandudno, Conwy LL30 2RB

Dafydd Hardy Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Dafydd Hardy Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Dafydd Hardy Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. (6) Where every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Floorplans made with Metropix ©2007.

77 Princess Court, Marine Road, Colwyn Bay LL29 8PT North Wales



Description: This purpose-built Retirement Apartment is situated on the third floor of Princess Court and enjoys spectacular coastal views. The well appointed accommodation includes: Entrance Hall with walk-in storage cupboard with shelving and housing hot water system, Lounge with space for small dining table, fireplace with fitted electric fire and sliding doors leading out to the Balcony area. Folding doors from the Lounge take you through to the compact Kitchen with white units and grey marble effect worktops, plus integrated fridge and freezer. There is a double Bedroom with built in wardrobe and wall lighting, this room also takes full advantage of the impressive views. The tiled Shower Room provides a large walk-in shower cubicle, low level Wc and pedestal wash hand basin. There is no gas in this development so the heating is electric, and there is uPVC double glazing. There are stairs and lifts to all floors, plus communal facilities to include: Reception Hall, Laundry, Lounge with small Kitchen, Refuse Room and Garden with seating areas. With its seafront location, you will feel like you're on holiday everyday!

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. There's also the Colwyn Leisure Centre, 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

Apartment 77 Entrance Hall

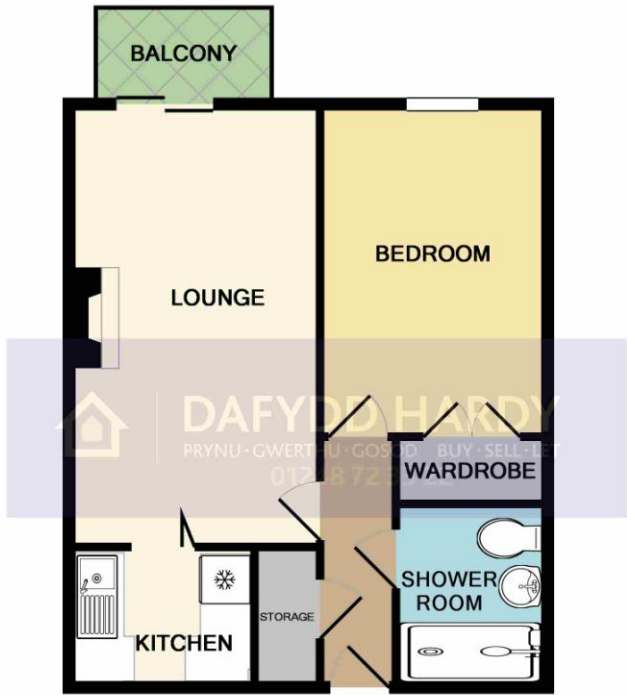
Shower Room: 6' 7" x 5' 6" (2.01m x 1.68m)

Bedroom: 13' 3" Plus Wardrobe X 9' 0" (4.04m X 2.74m)

Lounge: 17' 1" x 9' 7" (5.21m x 2.92m)

Balcony

Kitchen: 7' 1" x 5' 3" (2.16m x 1.6m)



TOTAL APPROX. FLOOR AREA 404 SQ.FT. (37.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019

Outside

Communal gardens with lawn and seating areas. This apartment doesn't have a car parking space, but we have been informed these can be rented from the Management Company.

Agents Notes

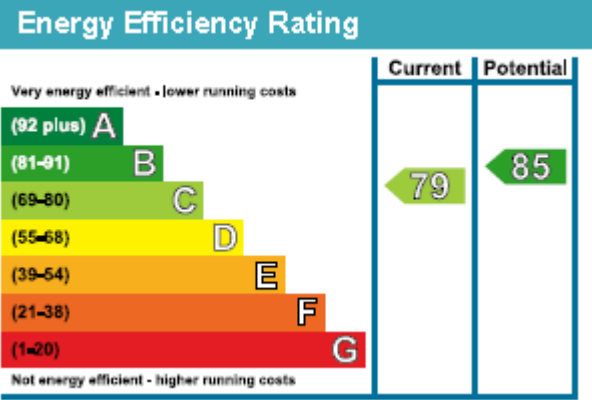
We have been informed by our vendors that this is a leasehold property on a 999 year term from 1990. Residents must be aged 53 and over. Residential letting is permitted, holiday lets are not. Pets are not allowed. The service charge is approximately £1460.92 per annum. The ground rent is £200 per annum.

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 Hall' public house on your right hand side, take the next right turning and Princess Court can be seen on the left hand side.

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).

Tenure

We have been informed by our vendors that this is a leasehold property on a 999 year term from 1990. Vendor's solicitors should confirm title.

Viewing by Appointment

Tel: 01492 88 44 84

Email: conwy@dafyddhardy.co.uk



DAFYDD HARDY
PRYNU · GWERTHU · GOSOD BUY · SELL · LET

dafyddhardy.co.uk