



Est :1964



2 Bed Flat  
£450<sub>PCM</sub>



### 49 Greenfield Road Cowlyn Bay, LL29 8EW

Available Now - DSS Welcome

A nice 2 Bedroom apartment close to all amenities, recently painted with new carpets.

In short the property consist of: 2 bedrooms, double glazed windows, gas central heating, new carpets.

All viewings are accompanied by a staff member of Wynne Davies Estate Agents. Interested parties wishing to view this property can do so by contacting our office on 01492 545665 to arrange an appointment. Out of hours appointments, evening and weekends are available on request.

If you have a property to sell or rent then please don't hesitate to ask a member of staff to arrange a FREE no obligation valuation.

## Key Features

- 2 BEDROOMS
- New Carpets
- Freshly Painted
- Close to Rail Station
- Close to Bus Stop
- Double Glazed Windows
- Gas Central Heating



## First Floor

**Lounge** - 13' 8" x 12' 6" (4.17m x 3.83m) Double glazed windows, gas central heated radiator, carpeted, wood work painted white

**Kitchen** - 6' 9" x 7' 2" (2.07m x 2.19m) New flooring, wall and base storage unites, stainless steel sink, Double glazed window, gas central heated radiator, plumbing for a washing machine.

**Bedroom 1** - 10' 3" x 6' 4" (3.13m x 1.94m) double glazed bay window, gas central heated radiator, carpeted, woodwork painted white

**Bedroom 2** - 11' 1" x 13' 11" (3.39m x 4.26m) Double glazed windows, gas central heated radiator, new carpets, woodwork painted white

**Bathroom** - 5' 4" x 7' 2" (1.63m x 2.19m) Gas central heated radiator, three piece bathroom suite, woodwork painted white



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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