



THE SYCAMORES

Colwyn Bay, Conwy

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THE SYCAMORES



Nestled within a beautiful conservation area and just a short walk from one of the best beaches in North Wales.

The Sycamores

Home to 12 spacious three bedroom luxury apartments designed for modern living by national award-winning local house builders.

Renowned for building sustainable quality homes endorsed with a ten year LABC structural warranty.

Exclusive

Set in its own secluded grounds with private entrance and driveway, this stunning three storey building comprises two wings - each home to six three bedroom executive apartments. There are two secure access points. Two lifts will service eight apartments, giving access to all floors. With only two apartments on each floor, residents will enjoy an enhanced sense of privacy.

Stylish Living

Great consideration has been given to the overall layout of each contemporary apartment which has been fitted with branded interiors and up-to-the-minute technology.

Added features include upgraded kitchen, quartz worktop as standard, brand name appliances and fitted wardrobe to master suite.

Smart Homes

Each apartment has access to built in Wi-Fi and smart home control module allowing residents to take control of their home remotely with the touch of a button - an ideal solution for busy lives on the go.

The video intercom access control system can be controlled remotely from a smartphone as can the lighting and heating. An integrated music system is provided as standard. Data networking points are situated throughout for future expansion of the smart home technology.

All properties qualify for **The Help to Buy -Wales** (HTBW) initiative whether you are a first time buyer or home mover.



Location

The Sycamores is well connected with accessible transport links to the train line, bus service, cycle path and just a short drive from the A55 Expressway.

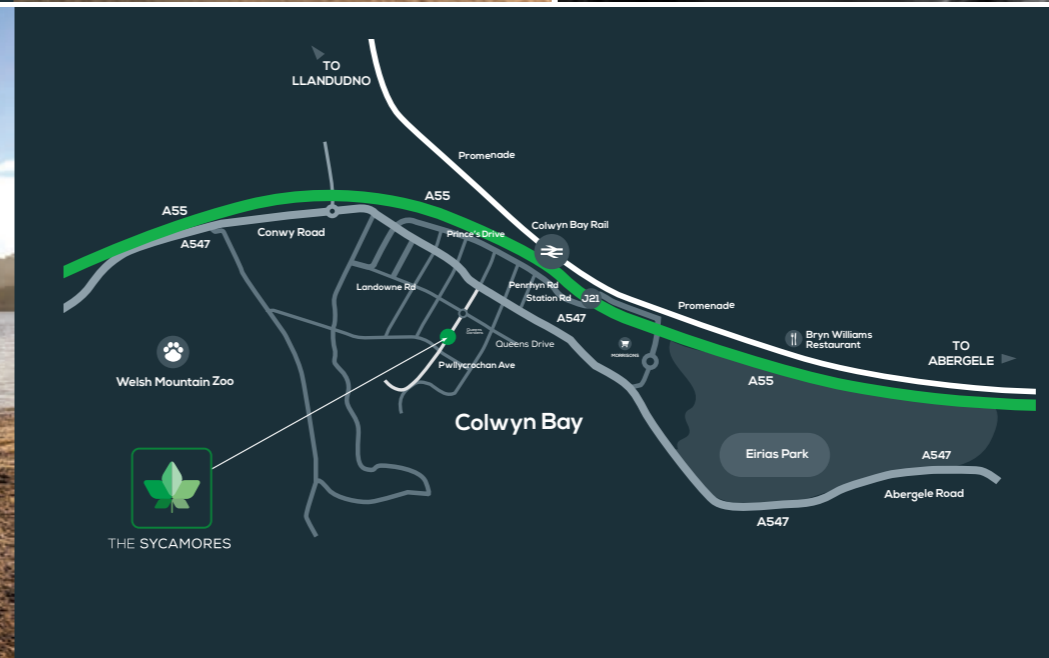
The seaside town of Colwyn Bay in Conwy, North Wales is part of a multi-million-pound regeneration investment and you can see the benefits rippling through the town.

Famous chef, Bryn Williams, opened his flagship restaurant on the beach front. There's a whole host of unique tea and coffee shops, restaurants and pubs to unwind along with a good mix of high street and independent shops and supermarkets.

Home to Parc Eirias which plays host to the best sporting and music events in the area.

Theatre Colwyn - the oldest working cinema in the UK is also situated in the heart of the town offering a wide variety of performances and films.

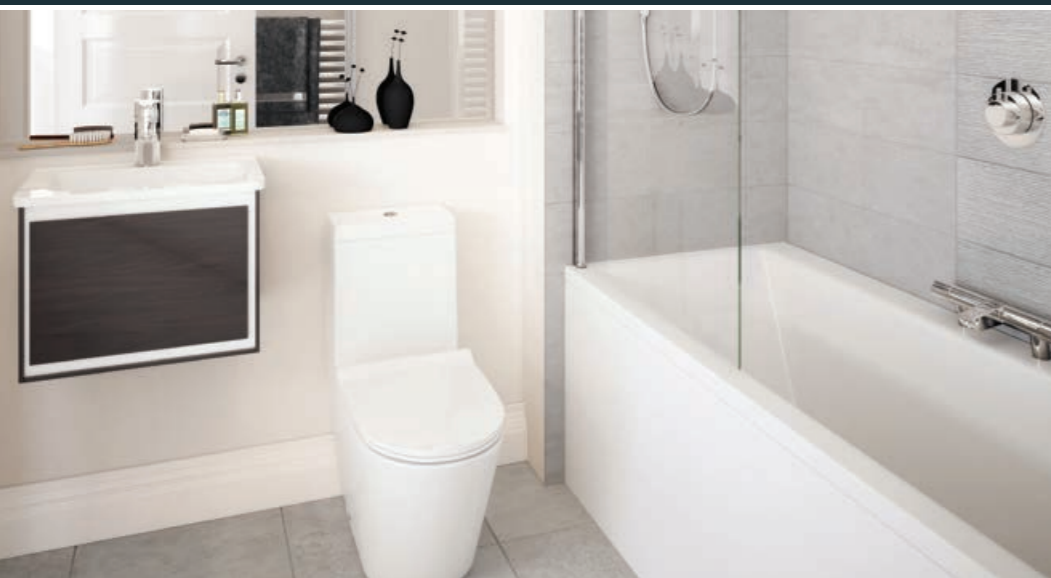
The National Zoo of Wales - the Welsh Mountain Zoo sits high above Colwyn Bay with panoramic views and breath-taking scenery.





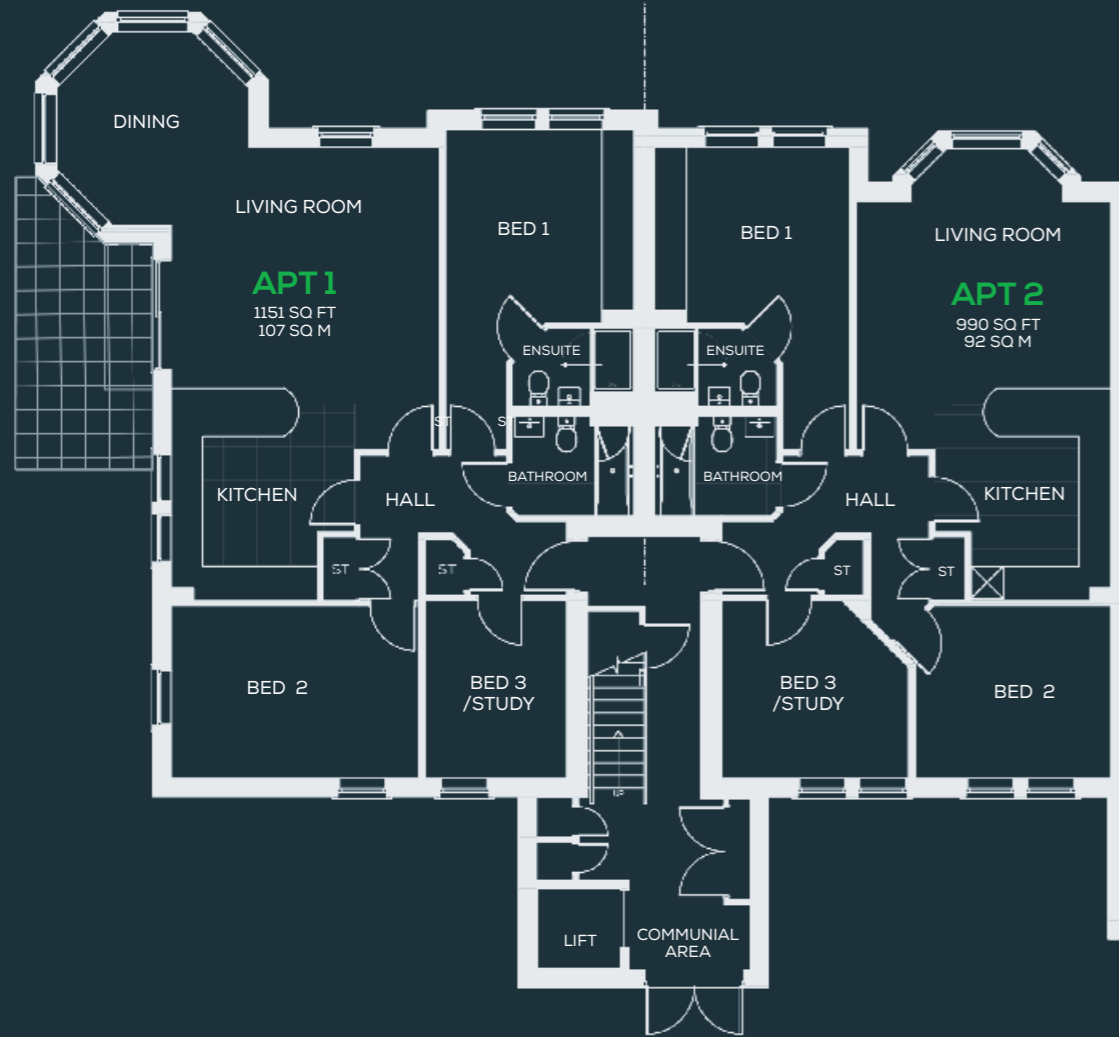
Take a look inside

below: bathroom above: bedroom right: lounge



floor plans

Ground floor
Featuring apartments: 1 & 2



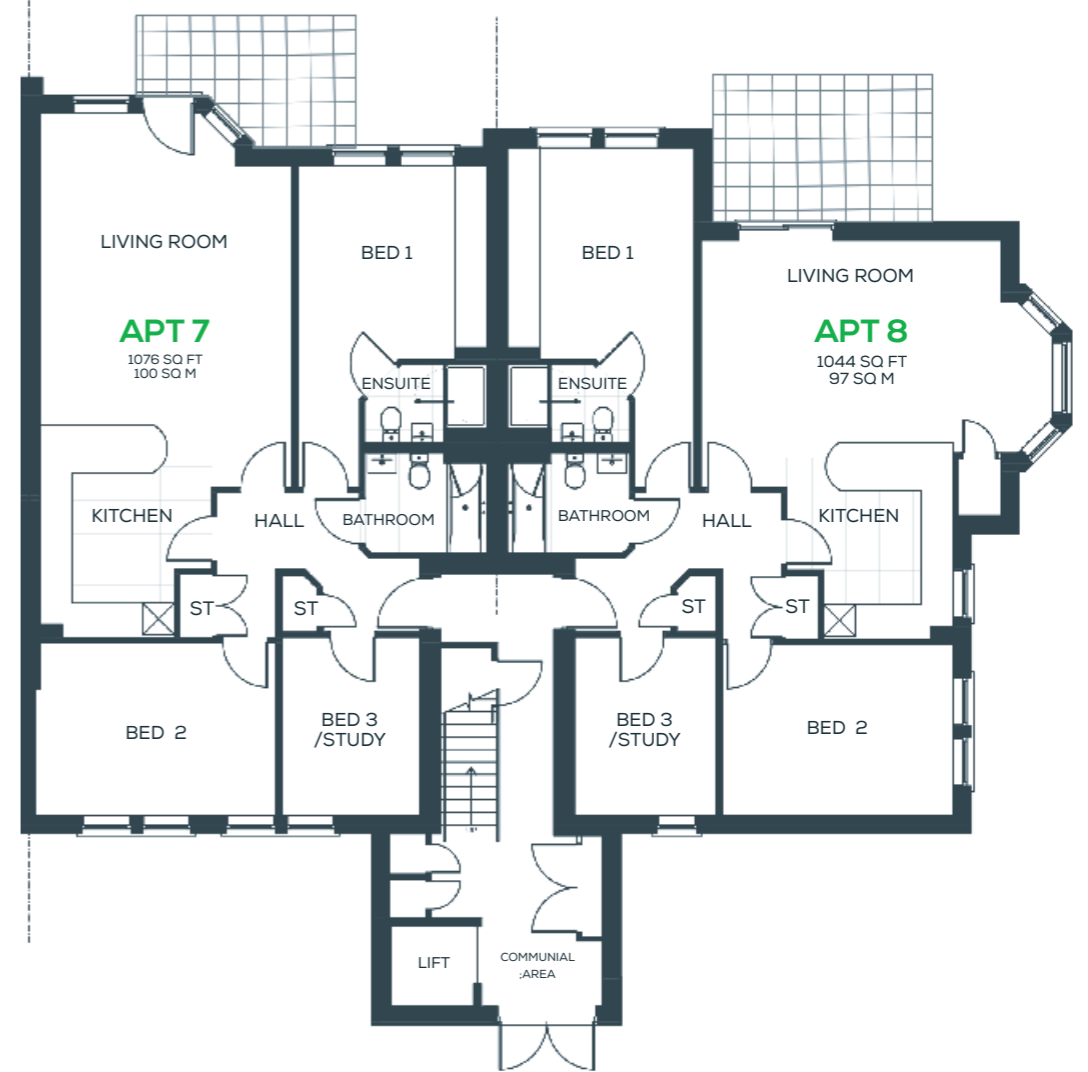
Apartment 1

Living Room	16ft 6in x 14ft 11in	(5.0m x 4.5m)
Kitchen	11ft 4in x 13ft 1in	(3.5m x 4.0m)
Dining	11ft 11in x 11ft 11in	(3.6m x 3.6m)
Bedroom 1	11ft 7in x 12ft 0in	(3.5m x 3.6m) + En-Suite
Bedroom 2	15ft 3in x 10ft 8in	(4.7m x 3.2m)
Bedroom 3/Study	8ft 9in x 11ft 0in	(2.7m x 3.4m)

Apartment 2

Living Room	15ft 8in x 11ft 7in	(4.8m x 3.5m) + Bay Window
Kitchen	10ft 11in x 13ft 1in	(3.3m x 4.0m)
Bedroom 1	12ft 0in x 10ft 10in	(3.7m x 3.3m) + En-Suite
Bedroom 2	12ft 1in x 10ft 8in	(3.7m x 3.2m)
Bedroom 3/Study	11ft 6in x 11ft 0in	(3.5m x 3.6m)

Ground floor
Featuring apartments: 7 & 8



Apartment 7

Living Room	15ft 6in x 19ft 3in	(4.7m x 5.9m)
Kitchen	10ft 7in x 13ft 1in	(3.2m x 4.0m)
Bedroom 1	11ft 7in x 12ft 0in	(3.5m x 3.7m) + En-Suite
Bedroom 2	14ft 10in x 10ft 8in	(4.5m x 3.2m)
Bedroom 3/Study	8ft 6in x 11ft 0in	(2.6m x 3.4m)

Apartment 8

Living Room/Dining	18ft 6in x 12ft 6in	(5.7m x 3.8m) + Bay Window
Kitchen	10ft 3in x 12ft 2in	(3.1m x 3.7m)
Bedroom 1	11ft 6in x 13ft 1in	(3.5m x 4.0m) + En-Suite
Bedroom 2	14ft 3in x 10ft 7in	(4.3m x 3.2m)
Bedroom 3/Study	8ft 9in x 11ft 0in	(2.7m x 3.4m)



floor plans

First floor

Featuring apartments: 3 & 4



Apartment 3

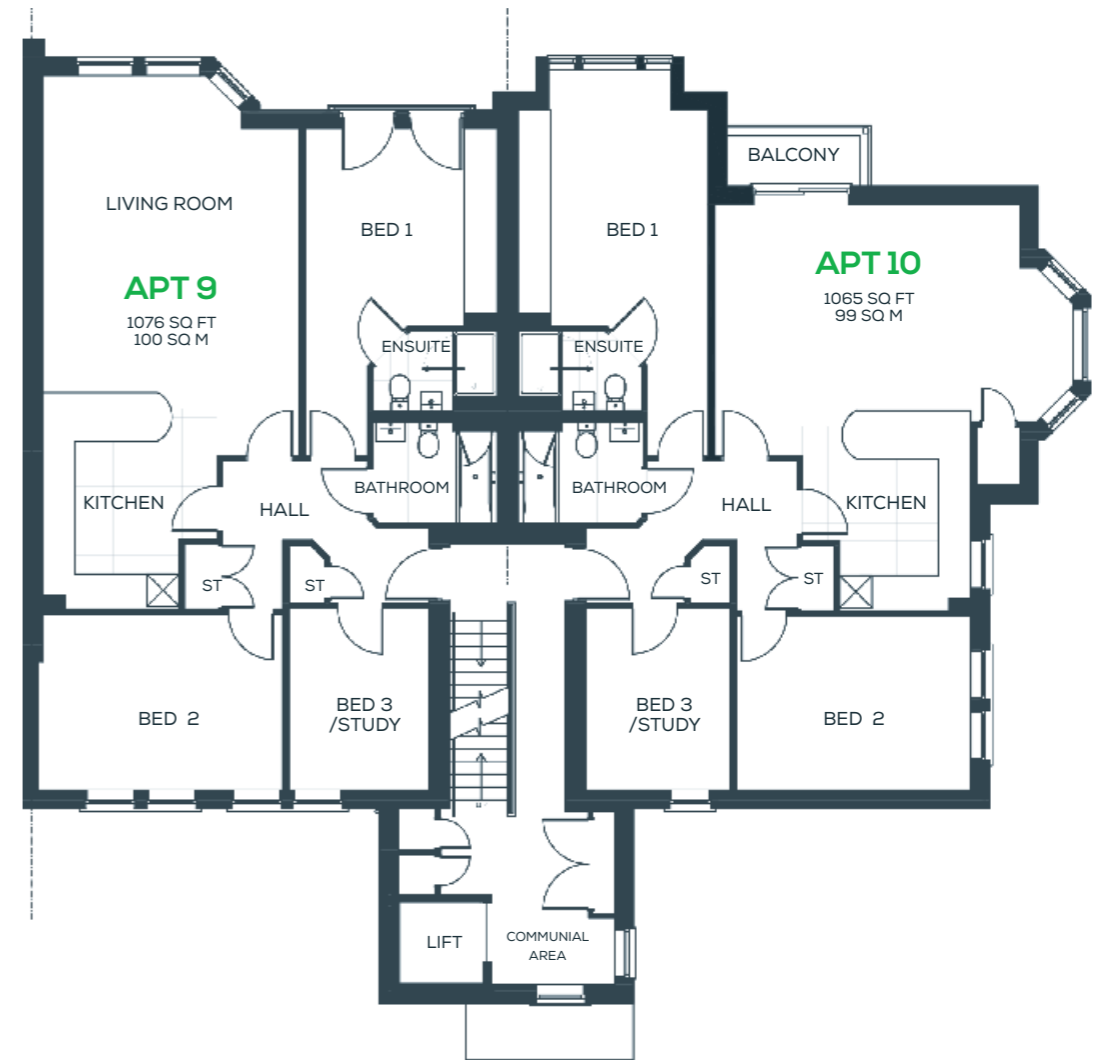
Living Room	16ft 6in x 14ft 11in	(5.0m x 4.5m)
Kitchen	11ft 4in x 13ft 1in	(3.5m x 4.0m)
Dining	11ft 11in x 11ft 11in	(3.6m x 3.6m)
Bedroom 1	11ft 7in x 12ft 0in	(3.5m x 3.6m) + En-Suite
Bedroom 2	15ft 3in x 10ft 8in	(4.7m x 3.2m)
Bedroom 3/Study	8ft 9in x 11ft 0in	(2.7m x 3.4m)

Apartment 4

Living Room	15ft 8in x 11ft 7in	(4.8m x 3.5m) + Bay Window
Kitchen	10ft 11in x 13ft 1in	(3.3m x 4.0m)
Bedroom 1	12ft 0in x 10ft 10in	(3.7m x 3.3m) + En-Suite
Bedroom 2	12ft 1in x 10ft 8in	(3.7m x 3.2m)
Bedroom 3/Study	11ft 6in x 11ft 0in	(3.5m x 3.6m)

First floor

Featuring apartments: 9 & 10



Apartment 9

Living Room	15ft 6in x 19ft 3in	(4.7m x 5.9m)
Kitchen	10ft 7in x 13ft 1in	(3.2m x 4.0m)
Bedroom 1	11ft 7in x 12ft 0in	(3.5m x 3.7m) + En-Suite
Bedroom 2	14ft 10in x 10ft 8in	(4.5m x 3.2m)
Bedroom 3/Study	8ft 6in x 11ft 0in	(2.6m x 3.4m)

Apartment 10

Living Room/Dining	18ft 6in x 12ft 6in	(5.7m x 3.8m) + Bay Window
Kitchen	10ft 3in x 12ft 2in	(3.1m x 3.7m)
Bedroom 1	11ft 6in x 13ft 1in	(3.5m x 4.0m) + En-Suite
Bedroom 2	14ft 3in x 10ft 7in	(4.3m x 3.2m)
Bedroom 3/Study	8ft 9in x 11ft 0in	(2.7m x 3.4m)



floor plans

Second floor

Featuring apartments: 5 & 6



Apartment 5

Living Room	16ft 6in x 14ft 11in	(5.0m x 4.5m)
Kitchen	11ft 4in x 13ft 1in	(3.5m x 4.0m)
Dining	11ft 11in x 11ft 11in	(3.6m x 3.6m)
Bedroom 1	11ft 7in x 12ft 0in	(3.5m x 3.6m) + En-Suite
Bedroom 2	15ft 3in x 10ft 8in	(4.7m x 3.2m)
Bedroom 3/Study	8ft 9in x 11ft 0in	(2.7m x 3.4m)

Apartment 6

Living Room	15ft 8in x 11ft 7in	(4.8m x 3.5m) + Bay Window
Kitchen	10ft 11in x 13ft 1in	(3.3m x 4.0m)
Bedroom 1	12ft 0in x 10ft 10in	(3.7m x 3.3m) + En-Suite
Bedroom 2	12ft 1in x 10ft 8in	(3.7m x 3.2m)
Bedroom 3/Study	11ft 6in x 11ft 0in	(3.5m x 3.6m)

Second floor

Featuring apartments: 11 & 12



Apartment 11

Living Room	15ft 6in x 19ft 3in	(4.7m x 5.9m)
Kitchen	10ft 7in x 13ft 1in	(3.2m x 4.0m)
Bedroom 1	11ft 7in x 12ft 0in	(3.5m x 3.7m) + En-Suite
Bedroom 2	14ft 10in x 10ft 8in	(4.5m x 3.2m)
Bedroom 3/Study	8ft 6in x 11ft 0in	(2.6m x 3.4m)

Apartment 12

Living Room/Dining	18ft 6in x 12ft 6in	(5.7m x 3.8m) + Bay Window
Kitchen	10ft 3in x 12ft 2in	(3.1m x 3.7m)
Bedroom 1	11ft 6in x 13ft 1in	(3.5m x 4.0m) + En-Suite
Bedroom 2	14ft 3in x 10ft 7in	(4.3m x 3.2m)
Bedroom 3/Study	8ft 9in x 11ft 0in	(2.7m x 3.4m)





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left kitchen-diner





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