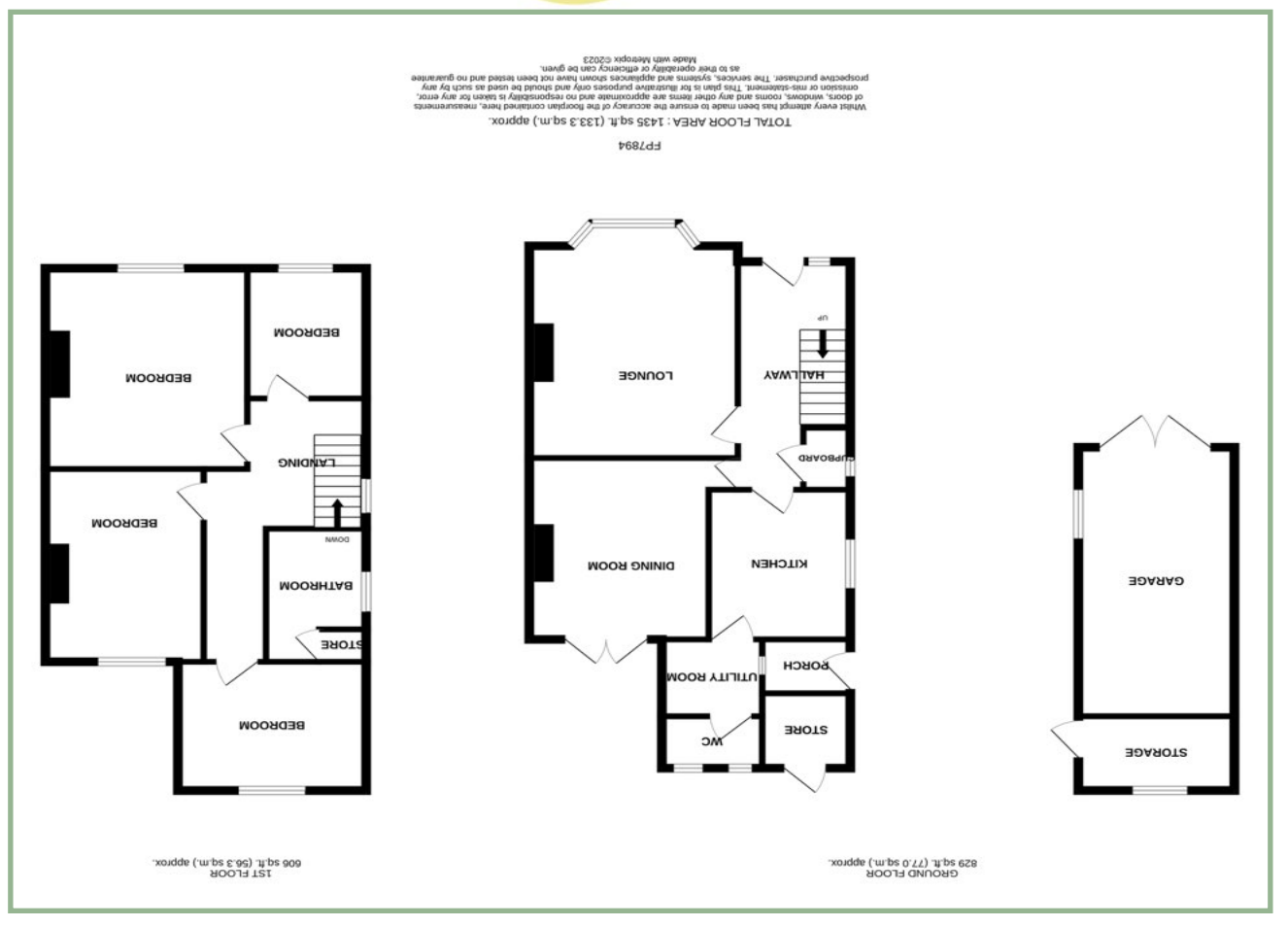


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	61 D	
69-80	C		
81-91	B		84 B
92+	A		



Immaculately Presented Four Bedroom Semi Detached Family Home

Description

An immaculately presented and deceptively spacious four bedroom semi detached family home which has been the much loved family home of the current owners for the last 46 Years.

Situated in the heart of the village and allowing easy access to the shops, primary schools, bus routes and A55.

The well planned accommodation retails some lovely period features to include high ceilings, picture rails, stripped pine doors and leaded stained glass windows some of which have been preserved in UPVC. Entrance hall with original stained glass front door, understairs store cupboard, lounge with bay window, dining room with double patio doors onto the rear garden and multi colour electric wall mounted fire and illuminated display cupboard, kitchen with gas hob and electric oven, utility room with space and plumbing for a washing machine, dryer and fridge/freezer, W.C and rear porch.

To the first floor: landing, master bedroom with original cast iron fireplace and three further bedrooms and modern bathroom, large loft with potential to extend (subject to planning).

UPVC double glazing and Ideal Logic gas fired combination boiler.

To the outside there is a gated driveway, front garden area laid to lawn with planted borders and front hedge providing privacy. Good sized garage with power and light and a rear store room also with power and light, there is an additional store cupboard attached to the house and a rear garden which is mainly laid to lawn with a flagged patio and a decked seating area from which to enjoy the last rays of the evening sun.

- ✓ IMMACULATELY PRESENTED FOUR BEDROOM 1930'S PERIOD HOME
- ✓ ENJOYS LOVELY PERIOD FEATURES
- ✓ DECEPTIVELY SPACIOUS ACCOMMODATION WITH POTENTIAL TO EXTEND INTO THE LOFT SPACE
- ✓ DRIVEWAY PARKING AND GOOD SIZE GARAGE WITH STORE ROOM
- ✓ EASY ACCESS TO THE SHOPS, AMENITIES AND PRIMARY SCHOOLS
- ✓ FREEHOLD

Hallway

15' 4" x 6' 11" 4.67m x 2.11m

Lounge

15' 7" x 12' 6" 4.75m x 3.81m



Dining Room

12' 3" x 10' 10" max 3.73m x 3.30m

Kitchen

9' 1" x 8' 3" 2.77m x 2.51m



Utility Room

4' 4" x 5' 4" 1.32m x 1.62m

W.C

5' 5" x 2' 10" 1.65m x 0.86m

Rear Porch

4' 4" x 2' 10" 1.32m x 0.86m

Bedroom One

13' 7" x 12' 5" 4.14m x 3.78m



Bedroom Two

12' 4" x 9' 6" 3.76m x 2.89m



Bedroom Three

9' 8" x 7' 9" 2.94m x 2.36m

Bedroom Four

8' 6" x 6' 9" 2.59m x 2.06m

Bathroom

8' 7" x 6' 2.61m x 1.82m



Garage

19' 9" x 9' 2" 6.02m x 2.79m

Store Room

8' 8" x 5' 1" 2.64m x 1.55m

Location

The property is located in a popular residential area. Mochdre has a range of shops and other facilities and is conveniently located for the A55 dual carriageway giving easy access to Chester and the motorways beyond.

Directions

From our Conwy office proceed under the archway, turn right and follow the one way system over Conwy Bridge. At the roundabout take the third exit off, at the next roundabout proceed straight over, then bear left onto the A55. Come off at the first exit and take the 4th exit off signposted Glan Conwy, keep in the left hand lane and take the first exit off for Mochdre. Proceed into the village where number 359 can be found on the right.

Council Tax Band: D (provided on www.voa.gov.uk)

4 Bedroom Semi Detached Home

359 Conway Road
Mochdre
LL28 5AL

£255,000

Reference Number: FP7894
22/11/23

Fletcher & Poole,
3 Lancaster Square,
Conwy, LL32 8HT

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 583100
fax: 01492 583616
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

