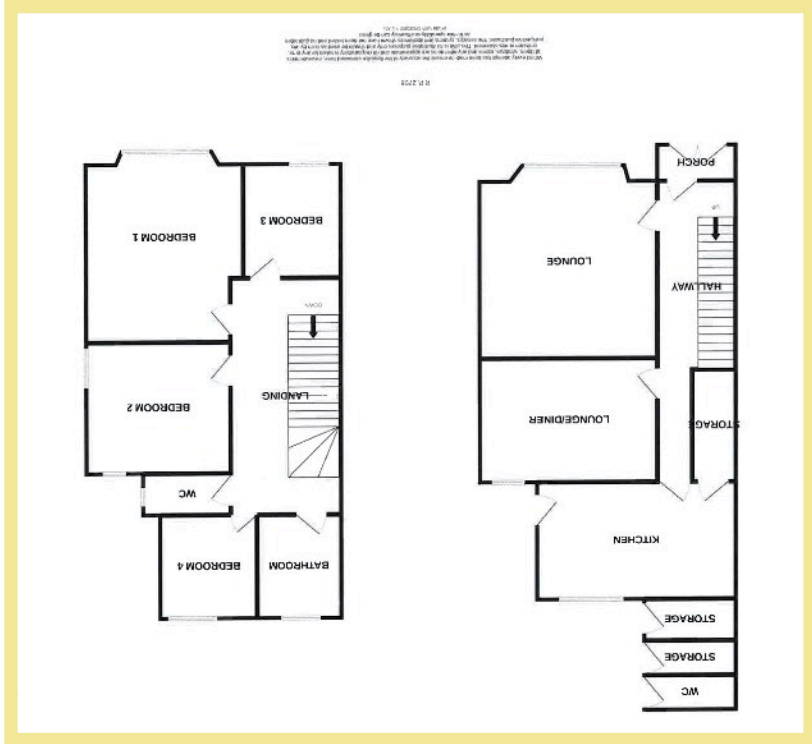


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute

www.fletcherpoole.com

Fletcher & Poole



385 Conway Road
Mochdre
Colwyn Bay
LL28 5AR

Immaculately Presented Four Bedroom Semi Detached House Situated In A Sought After Area

Description

This immaculately presented traditional style four bedroom semi detached house is situated close to the local shops, amenities and transport links. The current owners have fully refurbished the property to a high standard which includes new kitchen, bathroom, flooring throughout and redecoration. Viewing is highly recommended to appreciate the spacious layout and quality finish of the property. There is also a sizeable garden, double garage and off road parking for up to four vehicles. On the ground floor the property comprises of porch, entrance hallway, lounge, diner, kitchen with rear access to garden. To the first floor there are four double bedrooms, bathroom and w.c.

- ✓ FOUR BEDROOM SEMI DETACHED HOUSE
- ✓ CLOSE TO LOCAL SHOPS & AMENITIES
- ✓ IMMACULATEDLY PRESENTED THROUGHOUT
- ✓ OFF ROAD PARKING & DETACHED GARAGE
- ✓ WELL PLANNED ACCOMMODATION

Lounge

4.62m x 3.96m (15'2" x 13'0")



Second Lounge/Diner

4.06m x 3.79m (13'4" x 12'5")

Kitchen/Diner

4.46m x 4.12m (14'8" x 13'6")



Storage

2.71m x 0.93m (8'11" x 3'1")

Bedroom One

4.70m x 3.60m (15'5" x 11'10")



Bedroom Two

3.99m x 3.79m (13'1" x 12'5")



Bedroom Three

2.82m x 2.45m (9'3" x 8'1")

Bedroom Four

3.00m x 2.43m (9'10" x 8'0")

Bathroom

2.83m x 1.49m (9'3" x 4'11")

W.C.

1.49m x 0.89m (4'11" x 2'11")

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 for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn towards the Promenade. Turn right onto the Promenade and first right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue and go straight ahead at the roundabout and cross over the A55, at the mini roundabout turn right towards Mochdre onto Conway Road where No 385 can be found on the left hand side.

Council Tax Band: "D" (provided on www.voa.gov.uk)
Energy Performance Rating Band "E"

4 Bedroom
Semi Detached
House

385 Conway Road
Mochdre
Colwyn Bay
LL28 5AR

£299,950

Reduced From **£324,950**
Reference Number: RP2798
17/03/22

Fletcher & Poole,
1A, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

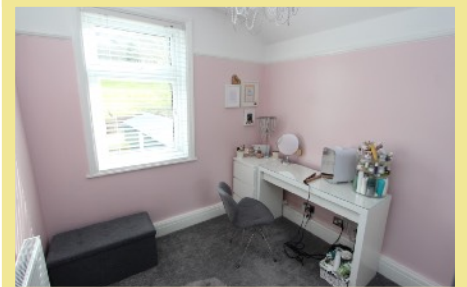
Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email: rhosonseafletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		