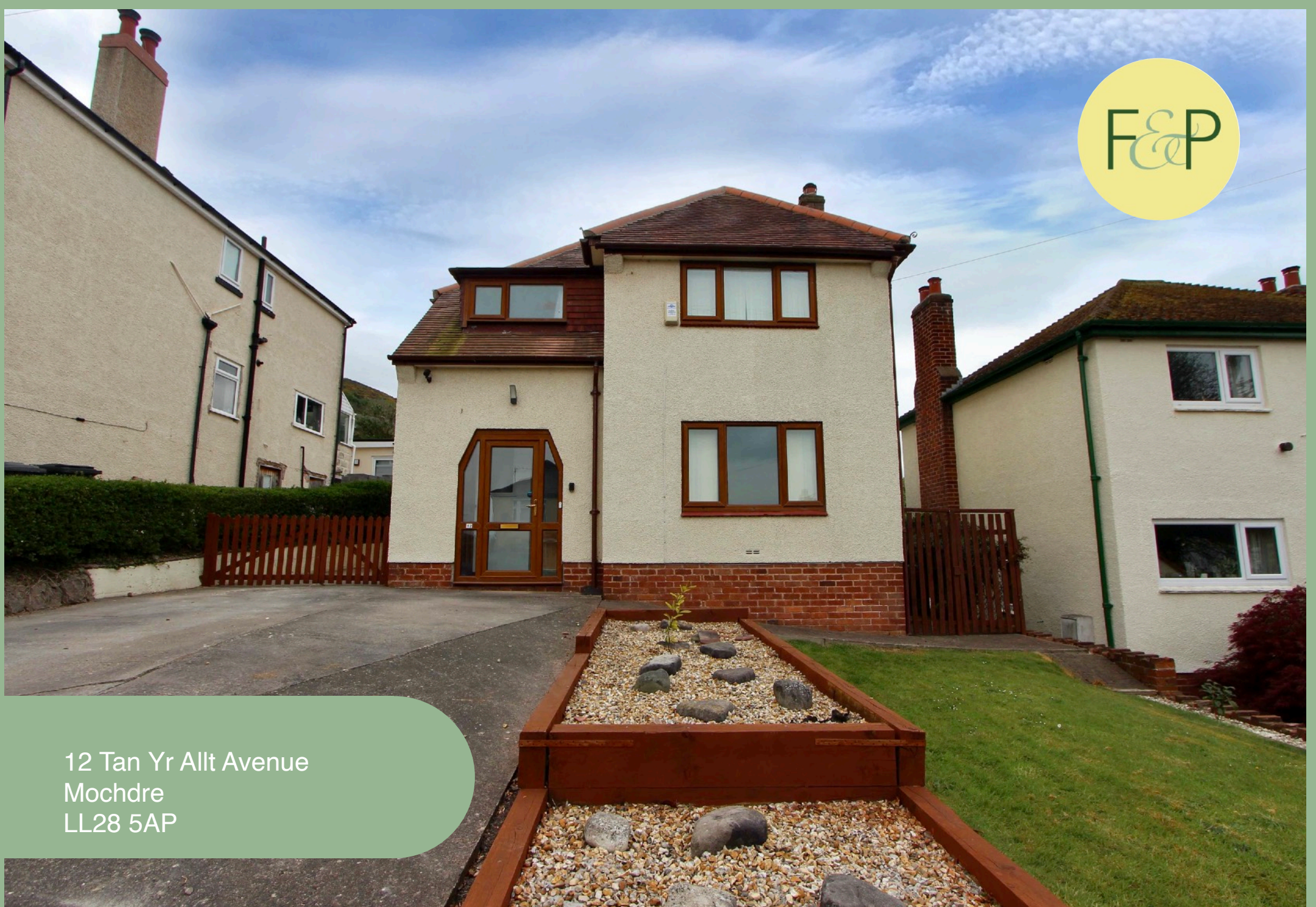


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have 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 travelling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole



12 Tan Yr Allt Avenue
Mochdre
LL28 5AP

Immaculately Presented Three Bedroom Detached House Situated close To Local Shops & Amenities

Description

This three bedroom detached house is situated close to local shops and amenities of Mochdre and has been fully refurbished by the current owners to create an immaculately presented and well maintained family home. The accommodation in brief comprises of entrance porch, hallway, lounge with wall mounted air conditioner/heat pump, w.c, utility room, sitting room/dining room with access to rear garden and kitchen also with access to rear garden. To the first floor there are three double bedrooms, modern bathroom and w.c. There is also a fully fitted loft room with power and lighting. Outside there is a large landscaped rear garden, detached garage and parking for up to four vehicles. Viewing is highly recommended to appreciate the spacious layout and quality finish of the property.

- ✓ THREE BEDROOM DETACHED HOUSE
- ✓ IMMACULATEDLY PRESENTED & MAINTAINED THROUGHOUT
- ✓ SUBSTANTIAL OFF ROAD PARKING & DETACHED GARAGE
- ✓ CLOSE TO LOCAL SHOPS & AMENITIES

Porch

2.11m x 0.75m (6'11" x 2'6")

Lounge

3.77m x 3.72m (12'5" x 12'3")



Kitchen

3.35m x 3.14m (11'0" x 10'4")



Utility Room

2.89m x 2.66m (9'6" x 8'9")

Sitting Room/Dining Room

7.54m x 3.78m (24'9" x 12'5")



W.C.

1.80m x 0.80m (5'11" x 2'8")

Bedroom One

3.77m x 3.76m (12'5" x 12'4")

Bedroom Two

3.90m x 3.87m (12'10" x 12'9")

Bedroom Three

2.87m x 2.66m (9'5" x 8'9")

Bathroom

2.87m x 2.15m (9'5" x 7'1")

W.C.

1.85m x 0.82m (6'1" x 2'9")

Loft Room

3.73 x 2.14m (12'3" x 7'0")

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 right towards the Promenade. Turn right onto the Promenade and first right onto Rhos Road (B5116) Continue to the traffic lights and turn left onto Brompton Avenue (B5115) Continue and go straight ahead at the roundabout and cross over the A55, at the mini roundabout turn right towards Mochdre onto Conway Road, continue into Mochdre, turn left onto Tan Yr Allt Avenue.

Council Tax Band: D

Energy Performance Rating Band D

3 Bedroom
Detached
House

12 Tan Yr Allt Avenue
Mochdre
LL28 5AP

£279,950

Reference Number: RP2842
26/04/22

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com

