

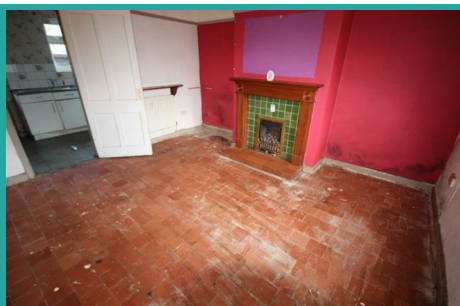


12 Station Road, Mochdre, Colwyn Bay LL28 5EF

Asking Price £100,000

PUBLIC NOTICE - We advise that an offer has been made for 12 Station Road, Mochdre, LL28 5EF in the sum of £100,000. Any persons wishing to increase on this offer should notify Sterling Estate Agents of their best offer prior to exchange of contracts.

A MIDDLE ROW HOUSE brick built with pebble dashed elevations beneath a slate roof located in a small cul-de-sac off the main Station Road. With vacant possession and NO CHAIN the house is in need of complete updating, repair and re-decoration. On two floors the accommodation comprises Hall, Lounge, Kitchen, 3 Bedrooms, Shower Room, Small Rear Garden & Store. At the front of the house is a drop kerb so possible OFF ROAD PARKING. The house is near to the local shops, 2 Primary Schools and Bus Services. EPC D63 Potential B89 Ref CB7320



Entrance

Double glazed front door to Small Hall

Lounge

13'6 x 12'7 (4.11m x 3.84m)

Quarry tiled floor, fireplace surround with tiled inset and hearth

Kitchen

12'4 x 7'1 (3.76m x 2.16m)

Sink, under stairs, double glazed window and back door

Brick Utility & Store

First Floor

Bedroom 1

11'5 x 8'7 (3.48m x 2.62m)

Central heating radiator, wardrobe cupboard

Bedroom 2

9'1 x 9' (2.77m x 2.74m)

Central heating radiator

Bedroom 3

8'4 x 7'1 (2.54m x 2.16m)

Central heating radiator

Shower Room

Shower, wash hand basin, w.c, double glazed

Outside

Small rear garden and Store. Long front Garden

AGENTS NOTE

AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

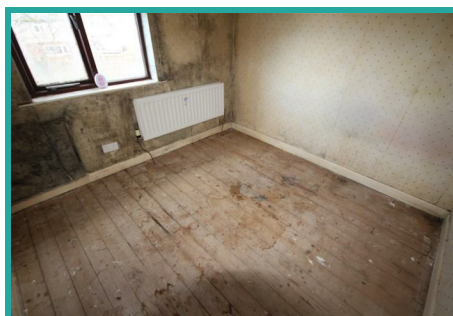
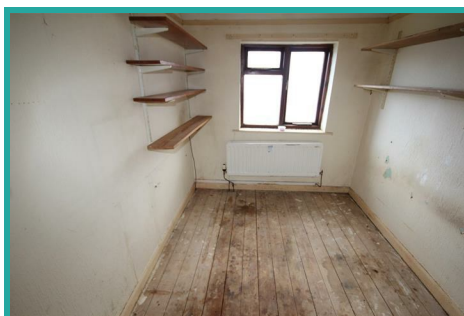
Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for

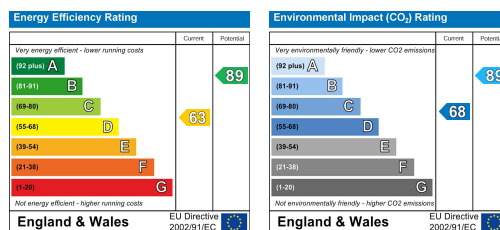
example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.

PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN

PUBLIC NOTICE

We advise that an offer has been made for 12 Station Road, Mochdre, LL28 5EF in the sum of £112,500. Any persons wishing to increase on this offer should notify Sterling Estate Agents of their best offer prior to exchange of contracts.





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- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm
Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



t: 01492 534477

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