

**46 Chapel Street, Mochdre
Colwyn Bay LL28 5BB**



£285,000

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Located on the outskirts of the village, on a country road leading up to Upper Colwyn Bay, a immaculate SEMI DETACHED 4 BEDROOM HOUSE with USEFUL LOFT HOBBIES ROOM. The property occupies a lovely position with trees opposite and farmland at the back of the house. The present owner has updated and improved the house to a high standard resulting in a home of style and appeal which can only be appreciated by an internal inspection. A particular feature of the house are the lovely landscaped gardens. The house is gas centrally heated, windows double glazed and there is off road parking for 2 vehicles. From the HALL is the FRONT LIVING ROOM, FITTED L SHAPED KITCHEN BREAKFAST ROOM, CONSERVATORY, WASG ROOM, UTILITY/STORE, FIRST FLOOR 4 BEDROOMS, MODERN BATHROOM & LOFT ROOM. Tenure Freehold, Council Tax Band C. Energy Rating 64D Potential 79C. Ref CB8106

Entrance

Open Porch, double glazed front door

Hallway

Tiled slate floor, central heating radiator and cabinet

Front Living Room

17'3 x 10'11 (5.26m x 3.33m)

Double glazed bay window, central heating radiator, pine fireplace surround and living flame gas fire, 2 wall lights

Fitted Kitchen Dining Room

22'11 x 14'1 (6.99m x 4.29m)

Multi fuel fire, slate tiled floor, double glazed patio doors to rear garden, central heating radiator, rang of beech style base cupboards and drawers with bronze terrazzo effect work top surfaces, stainless steel sink unit, built in dishwasher, 4 ring electric hob unit, built in oven, cooker extractor hood, island breakfast bar unit, built in fridge freezer, vertical radiator, gas central heating boiler, double glazed patio doors

Conservatory

9'6 x 9'4 (2.90m x 2.84m)

Brick lower walls, windows double glazed, access to rear gardens

Wash Room

5'5 x 3'5 (1.65m x 1.04m)

Archway from Hall, w.c, wash hand basin, half tiled, central heating radiator

Excellent Store Utility Room

10'11 x 5'6 (3.33m x 1.68m)

Stainless steel sink unit, double doors, power & light, plumbing for washing machine

First Floor

Stairway from the Hall to First Floor and Landing

Bedroom 1

11' x 10'10 (3.35m x 3.30m)

Double glazed window to front aspect, central heating radiator

En Suite Shower Room

Double cubicle and shower unit, pedestal wash hand basin, w.c, tiled walls and floor, double glazed

Bedroom 2

10'7 x 8'7 (3.23m x 2.62m)

Double glazed window to rear garden aspect and fields, central heating radiator, built in cupboard

Bedroom 3

13'7 x 5'4 (4.14m x 1.63m)

Double glazed window to front aspect, wardrobe cupboard, central heating radiator

Bedroom 4

7'1 x 5'5 (2.16m x 1.65m)

Or Study, double glazed, wardrobe cupboard, central heating radiator

Modern Bathroom

7'5 x 5'9 (2.26m x 1.75m)

Panel bath, shower taps and screen, vanity wash hand basin, w.c, tiled walls, double glazed, wood effect tiled floor, heated towel radiator, wall mirror

Loft Hobbies Room

12'8 x 11'2 (3.86m x 3.40m)

Electric radiator, 2 double glazed velux windows, roof void storage

Outside

Off road parking for two vehicles in front, small garden. Long rear garden backing onto farmland, beautifully kept, decking area, steps to the upper garden, brick arch and virginia creeper, lawn, flower beds and borders, Garden Shed, pond and log store

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.

BROADBAND & MOBILE CONNECTION

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information. The table shows the predicted broadband services in your area

Standard 9 Mbps 0.9 Mbps

Good Superfast 66 Mbps 15 Mbps

Good Ultrafast 1800 Mbps 220 Mbps

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor, variable in-home

O2- Good outdoor, variable in-home

Three- Good outdoor, variable in-home

Vodafone Good outdoor, variable in-home





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	79

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	69

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