



STERLING

ESTATE AGENTS & VALUERS



4 Bryn Marl Road, Mochdre, Colwyn Bay LL28 5DT

Asking Price £185,000

Occupying a corner plot with DRIVEWAY & GARAGE a traditional style 3 BEDROOM SEMI DETACHED HOUSE in a convenient position just a short walk of the village shops, local schools and bus services. With vacant possession and NO ONGOING CHAIN the accommodation affords HALL, LOUNGE, DINING ROOM with opening into the KITCHEN, FIRST FLOOR 3 BEDROOMS and SHOWER ROOM. The house is gas centrally heated and windows double glazed. Council Tax Band C, Tenure Freehold. Energy Rating D66 Potential C76. Ref CB7931



Entrance Hall

Double glazed front door, hall with central heating radiator, under stairs cupboard

Front Lounge

14'5" x 11'9" (4.4 x 3.6)

Double glazed square bay window, central heating radiator, marble fireplace and electric fire,

L Shaped Dining Kitchen

17'4" x 12'1" (5.3 x 3.7)

Double glazed, central heating radiator, double door cupboard, opening to Kitchen, leather look base cupboards and drawers, work top surfaces, stainless steel sink unit, double glazed window and back door, wall cupboards, plumbing for washing machine, tiled floor

First Floor

Stairway from Hall to First Floor and Landing, double glazed

Bedroom 1

11'9" x 10'2" (3.6 x 3.1)

Double glazed, central heating radiator, 2 double door wardrobe cupboards with top stores

Bedroom 2

12'5" x 10'5" (3.8 x 3.2)

Central heating radiator, double glazed, double door wardrobe cupboard

Bedroom 3

7'2" x 6'2" (2.2 x 1.9)

Double glazed, central heating radiator

Shower Room

6'10" x 6'2" (2.1 x 1.9)

Shower cubicle and Mira shower unit, pedestal wash hand basin, w.c, tiled walls, double glazed, central heating radiator, cylinder airing cupboard

The Garage

Single Garage access off Garth Road North, wrought iron gates and drive

The Gardens

Corner plot laid to lawn with flower borders, outside w.c and store housing the gas central heating boiler

AGENTS NOTE

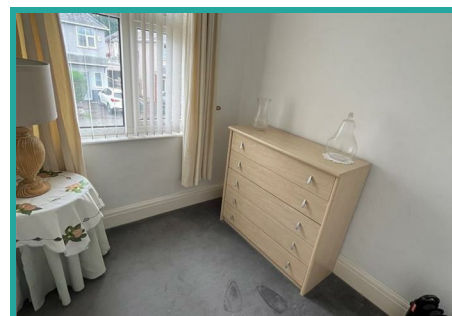
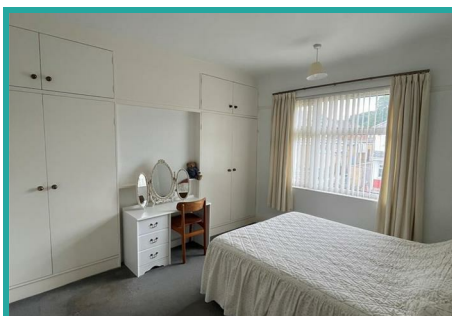
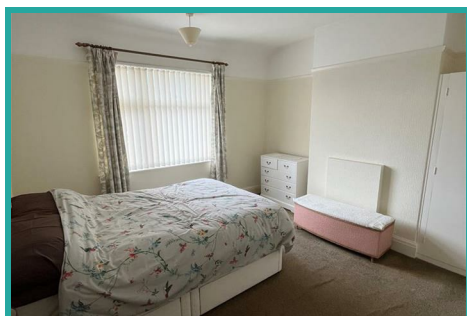
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

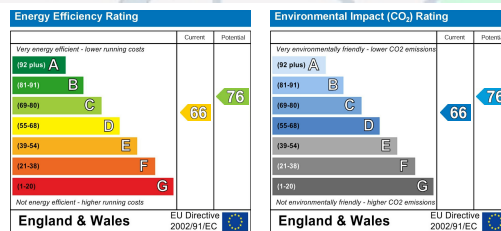
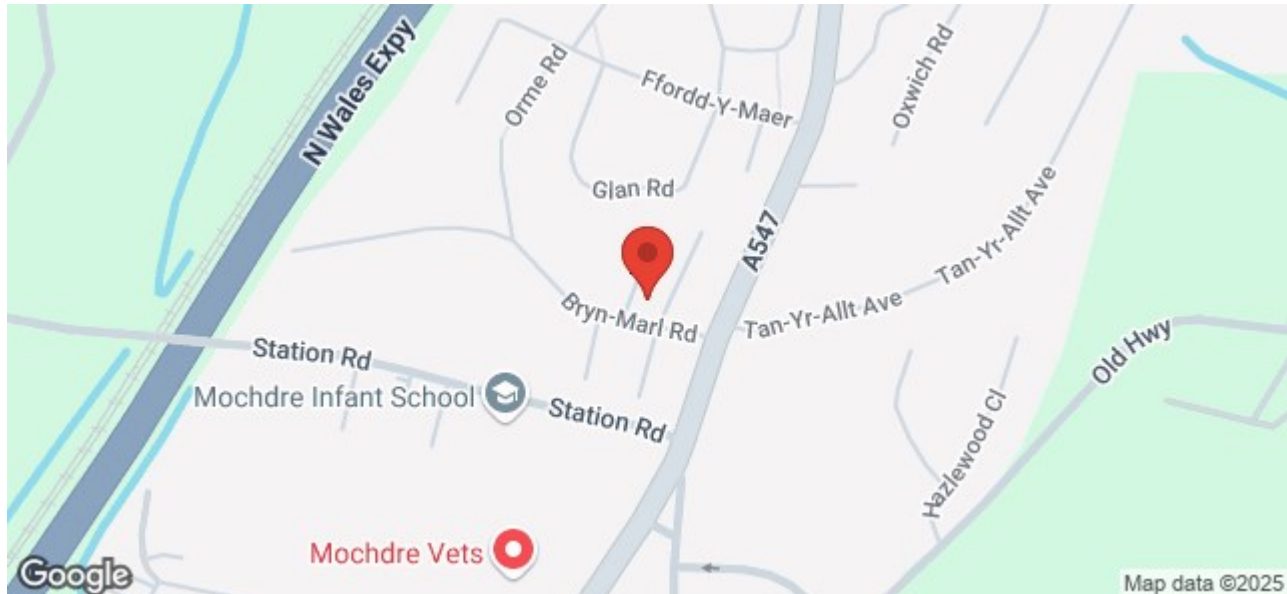
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact

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.

IN ACCORDANCE WITH THE REQUIREMENTS OF THE ESTATE AGENTS (UNDESIRABLE PRACTISES) (NO2) ORDER 1991 SI 1991 NO 1032 AND THE ESTATE AGENTS (PROVISION OF INFORMATION) REGULATIONS 1991 SI 1991 NO 859 WE ADVISE THE SELLER OF THIS PROPERTY IS AN EMPLOYEE OF THIS COMPANY.





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