

We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
Please contact us before viewing the property. We will be pleased to provide additional information or to make further enquiries.
We strongly recommend that all the information provided about the property is verified by yourself or your advisers.
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.
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.
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements of representations of fact and they do not constitute any part of an

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Lynwood
46 Chapel Street
Mochdre
LL28 5BB



Beautifully Presented & Extended Four Bedroom Semi Detached House With Addition Loft Room Backing Onto Open Fields

Description

A beautifully presented and extended four bedroom semi detached house situated in the quiet location of Mochdre and within walking distance to the local shops, schools & park. The property has been extended to create a large open plan kitchen/diner, WC and upstairs bedrooms. The property benefits from UPVC double glazing and gas CH. Viewing is highly recommended to appreciate the spacious layout, presentation throughout and location. The accommodation on the ground floor briefly comprises a hallway, living room with bay window, kitchen/dining room with sliding doors into the large decking sitting area and large conservatory with access to the rear garden. From the hallway there is access to the store room/utility room and downstairs WC. To the first floor there is a master bedroom with ensuite, double bedroom with access to a loft room, third bedroom, single bedroom currently used as an office and spacious family bathroom. To the rear of the property there is a beautifully presented and maintained enclosed garden with decked sitting area, the rear of the garden is laid to chippings with steps which lead up to an area laid to lawn which backs onto open fields. To the front there is a driveway with off road parking with access to the store room/utility.

- ✓ BEAUTIFULLY PRESENTED FOUR BEDROOM HOUSE WITH ADDITIONAL LOFT ROOM
- ✓ SEMI RURAL LOCATION BACKING ONTO OPEN FIELDS
- ✓ CONVENIENT LOCATION, CLOSE TO AMENITIES & SCHOOLS
- ✓ OFF ROAD PARKING & GARAGE
- ✓ ENCLOSED REAR GARDEN

Living Room

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



Kitchen/Dining Room

6.98 x 4.29m (22'11" x 14'1")



Conservatory

2.88m x 2.83m (9'6" x 9'4")



W.C.

1.64m x 1.04m (5'5" x 3'5")

Store Room/Utility Room

3.31m x 1.66m (10'11" x 5'6")

Bedroom One

3.30m x 3.34m (10'10" x 11'0")

Ensuite

2.19m x 1.38m (7'2" x 4'6")

Bedroom Two

3.23m x 2.72m (10'7" x 8'11")

Bedroom Three

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

Bedroom Four/Study

2.15m x 1.64m (7'1" x 5'5")

Bathroom

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

Loft Room

3.86m x 3.41m (12'8" x 11'2")

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 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 Conway Old Road, Chapel Street is the second turning on the left.

Council Tax Band: C

Energy Performance Rating Band TBC

4 Bedroom
Semi Detached
House

Lynwood
46 Chapel Street
Mochdre
LL28 5BB

£309,950
Reference Number: RP4199
2/02/26

Fletcher & Poole,
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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

