

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, if there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries.
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 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 offer or contract.
The seller does not make any warranty in relation to the property and we have no authority to do so on behalf of the seller.

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F&P Fletcherpoole



30 Tan Yr Allt Avenue
Mochdre
LL28 5AP

Traditional Three Bedroom Semi Detached Family House Situated In A Popular & Convenient Residential Area

Description

This traditional three bedroom semi-detached family house is situated in the popular & convenient residential area of Mochdre. Walking distance into the village centre with its local shops, schools & other amenities. A short drive to both Llandudno Junction & Colwyn Bay for further amenities. Outside to the rear there is an enclosed garden with fenced borders and flagged for low maintenance with garden shed. To the front the garden is walled and lawned with pathway leading to the front porch. The accommodation comprises of:- Entrance porch, original front door with stained glass insets, hallway, lounge with box bay window, dining room/2nd sitting room opening into the conservatory, kitchen with understairs pantry and access door onto the side of the property. Stairs in the hallway lead up to two double bedrooms, a single bedroom and family bathroom. Far reaching views of the mountains, the sea & "Little Orme" can be seen from the front rooms. Viewing is recommended to appreciate this traditional family home and its popular & convenient location.

- ✓ TRADITIONAL THREE BEDROOM SEMI-DETACHED FAMILY HOUSE
- ✓ ENCLOSED REAR GARDEN
- ✓ WALKING DISTANCE TO THE VILLAGE CENTRE WITH LOCAL SHOPS, SCHOOLS AND OTHER AMENITIES
- ✓ FAR REACHING SEA VIEWS
- ✓ NO CHAIN

Lounge

4.26m x 3.31m (14'0" x 10'11")



Kitchen

4.69 x 2.53m (15'5" x 8'4")



Porch

1.92m x 0.66m (6'4" x 2'2")

Hallway

3.76m x 1.92m (12'4" x 6'4")

Dining Room/2nd Sitting Room

3.62m x 3.31m (11'11" x 10'11")



Conservatory

2.47m x 2.47m (8'1" x 8'1")

Bedroom One

4.25m x 3.31m (14'0" x 10'11")

Bedroom Two

3.63m x 2.80m (11'11" x 9'2")

Bedroom Three

2.43m x 1.86m (8'0" x 6'2")

Bathroom

1.93m x 1.83m (6'4" x 6'0")

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 the North Wales coastline, Eryri (Snowdonia) and 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: C

Energy Performance Rating Band D

3 Bedroom
Semi Detached
House
30 Tan Yr Allt
Avenue
Mochdre
LL28 5AP

£185,000

NO CHAIN

Reference Number: RP4191
27/01/26

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

