



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



WELL PRESENTED TRADITIONAL THREE BEDROOM SEMI-DETACHED HOME WITH DRIVEWAY AND GARDEN IN POPULAR LOCATION

Description

This delightful, contemporary yet period sympathetic, and well-proportioned semi-detached is a perfect family home, offering three bedrooms, separate reception rooms, and ground floor WC. Situated in a most popular and convenient residential location, early viewing is essential.

The accommodation in brief comprises, entrance hall with glazed front door and window to front, stairs with storage under, radiator, tiled flooring. The front living room has a bay style window, radiator, and carpeted floor. The rear dining room has a window to the gardens, feature inglenook style fireplace with wooden beam and tiled hearth, attractive tiled flooring, original fitted cupboards, and radiator. The kitchen has a glazed door to the side, window to the side aspect, modern white wall and base units with complimentary roll top work surfaces, modern sink with drainer, and chrome mixer tap, space and plumbing for kitchen appliances. The utility room offers a separate area for the washing machine and tumble drier, a sliding door leads to the cloakroom with wash hand basin, and traditional high level chain flush WC. The upstairs landing has a window to the side, carpet including stairwell area, hatch providing access to the loft, spindles, and banister. Bedroom one is a spacious double room with window to the front, carpeted floor, and radiator. Bedroom two is a second double room with feature cast iron fireplace and surround, hanging rail to both chimney breast recess areas, window to rear, carpeted floor, and radiator. Bedroom three is a good-sized single room with window to front, radiator, and carpet floor. The bathroom features a modern three piece white suite comprising panel bath with shower and screen, wash basin and low flush WC set within vanity unit, modern tiled walls and flooring, chrome heated towel rail, storage cupboard, feature recess areas to bath, and window to rear.

Externally the property has a driveway to the front, a gated footpath to the side, and a fully enclosed rear garden, mainly laid to lawn with seating areas, high hedge and fence boundaries. The property benefits from full UPVC double glazing, is heated via a combination gas boiler that also provides the hot water.

- ✓ THREE BEDROOM SEMI-DETACHED
- ✓ SEPARATE RECEPTION ROOMS
- ✓ IMMACULATEDLY PRESENTED
- ✓ MODERN KITCHEN & BATHROOM
- ✓ DRIVEWAY & GARDENS
- ✓ POPULAR & CONVENIENT LOCATION

Hallway

15' 9" x 6' 5" 4.80m x 1.95m

Living Room

12' x 14' 6" 3.66m x 4.42m



Dining Room

12' 2" x 12' 3.71m x 3.66m



Kitchen

8' 6" x 6' 9" 2.59m x 2.06m



Utility Room

4' 11" x 4' 1.50m x 1.22m

W.C

3' 7" x 2' 8" 1.09m x 0.80m

Landing

9' 7" x 6' 6" 2.92m x 1.98m

Bedroom One

12' 1" x 11' 10" 3.68m x 3.60m



Bedroom Two

12' 2" x 12' 1" 3.71m x 3.68m

Bedroom Three

7' 5" x 6' 6" 2.26m x 1.98m

Bathroom

6' 11" x 6' 6" 2.11m x 1.98m

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 giving easy access to Chester and the motorways beyond.

Directions

From our Conwy office proceed under the archway, turn right, and follow the one-way system over Conwy Bridge. At the roundabout take the third exit off, at the next roundabout proceed straight over, then bear left onto the A55. Come off at the first exit and take the 4th exit off signposted Glan Conwy, keep in the left-hand lane and take the first exit off for Mochdre. Proceed into the village taking the first left after the shops on to Bryn Marl Road, where number 11 can be found on the left.

Council Tax Band: C (provided on www.voa.gov.uk)
Energy Efficiency Rating: D
Tenure: Freehold

3 Bedroom Semi Detached Home

11 Bryn Marl Road
Mochdre
Conwy
LL28 5DT

£195,000

Reference Number: FP8344
28/4/2025

Fletcher & Poole,
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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:

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