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Fletcher & Poole



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



# Immaculately Presented Four Bedroom Semi Detached Family Home

## Description

An immaculately presented and deceptively spacious four bedroom semi detached family home which has been the much loved family home of the current owners for the last 46 Years.

Situated in the heart of the village and allowing easy access to the shops, primary schools, bus routes and A55.

The well planned accommodation retails some lovely period features to include high ceilings, picture rails, stripped pine doors and leaded stained glass windows some of which have been preserved in UPVC. Entrance hall with original stained glass front door, understairs store cupboard, lounge with bay window, dining room with double patio doors onto the rear garden and multi colour electric wall mounted fire and illuminated display cupboard, kitchen with gas hob and electric oven, utility room with space and plumbing for a washing machine, dryer and fridge/freezer, W.C and rear porch.

To the first floor: landing, master bedroom with original cast iron fireplace and three further bedrooms and modern bathroom, large loft with potential to extend (subject to planning).

UPVC double glazing and Ideal Logic gas fired combination boiler.

To the outside there is a gated driveway, front garden area laid to lawn with planted borders and front hedge providing privacy. Good sized garage with power and light and a rear store room also with power and light, there is an additional store cupboard attached to the house and a rear garden which is mainly laid to lawn with a flagged patio and a decked seating area from which to enjoy the last rays of the evening sun.

- ✓ IMMACULATLY PRESENTED FOUR BEDROOM 1930'S PERIOD HOME
- ✓ ENJOYS LOVELY PERIOD FEATURES
- ✓ DECEPTIVELY SPACIOUS ACCOMMODATION WITH POTENTIAL TO EXTEND INTO THE LOFT SPACE
- ✓ DRIVEWAY PARKING AND GOOD SIZE GARAGE WITH STORE ROOM
- ✓ EASY ACCESS TO THE SHOPS, AMENITIES AND PRIMARY SCHOOLS
- ✓ FREEHOLD

## Hallway

15' 4" x 6' 11" 4.67m x 2.11m

## Lounge

15' 7" x 12' 6" 4.75m x 3.81m



## Dining Room

12' 3" x 10' 10" max 3.73m x 3.30m

## Kitchen

9' 1" x 8' 3" 2.77m x 2.51m



## Utility Room

4' 4" x 5' 4" 1.32m x 1.62m

## W.C

5' 5" x 2' 10" 1.65m x 0.86m

## Rear Porch

4' 4" x 2' 10" 1.32m x 0.86m

## Bedroom One

13' 7" x 12' 5" 4.14m x 3.78m



## Bedroom Two

12' 4" x 9' 6" 3.76m x 2.89m



## Bedroom Three

9' 8" x 7' 9" 2.94m x 2.36m

## Bedroom Four

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

## Bathroom

8' 7" x 6' 2.61m x 1.82m



## Garage

19' 9" x 9' 2" 6.02m x 2.79m

## Store Room

8' 8" x 5' 1" 2.64m x 1.55m

## 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 where number 359 can be found on the right.

Council Tax Band: D (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

## 4 Bedroom Semi Detached Home

359 Conway Road  
Mochdre  
LL28 5AL

Offers In The Region Of  
**£255,000**

Reference Number: FP7894  
22/11/23

Fletcher & Poole,  
3 Lancaster Square,  
Conwy, LL32 8HT

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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