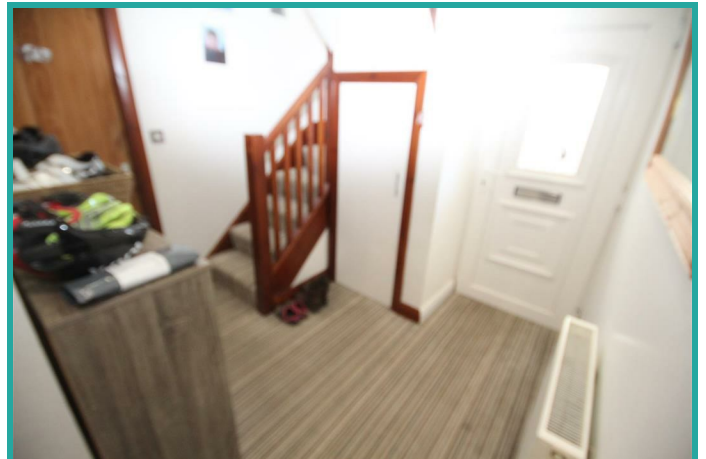




STERLING

ESTATE AGENTS & VALUERS

**8 Oxwich Road, Mochdre
Colwyn Bay LL28 5AG**



Asking Price £179,950

8 Oxwich Road, Mochdre, Colwyn Bay LL28 5AG

A very well updated and altered 3 BEDROOM SEMI DETACHED HOUSE, surprisingly spacious inside which can only be appreciated by an internal inspection. The present owners have modernised and decorated the house to an exceptionally high standard and is ready to walk into. Located in a quiet cul-de-sac off Bevan Avenue the accommodation comprises HALLWAY, LOUNGE, FITTED KITCHEN BREAKFAST ROOM, REAR UTILITY PORCH, GROUND FLOOR BEDROOM, GROUND FLOOR BATHROOM. Upstairs there is an additional SHOWER ROOM and BEDROOMS 2 & 3. Outside there is OFF ROAD PARKING and low upkeep gardens. Gas Central Heating and Double Glazing. Mochdre village shops and Primary Schools are a short distance away. EPC C70 Potential B83 Ref CB7030

Entrance

Double glazed front door to

Hallway

Central heating radiator, under stairs cupboard, coved ceilings, inset lighting

Lounge

15'3 x 11'2 (4.65m x 3.40m)

Double glazed window to front aspect, wood grain design flooring, central heating radiator, coved ceilings, fitted base cupboards and bookshelf display unit

Fitted Kitchen Breakfast Room

13'2 x 10'8 (4.01m x 3.25m)

Cream base cupboards and drawers with wood grain style work tops, long matching breakfast table, built in dishwasher, larder cupboard, 4 ring gas hob unit, built in electric oven, stainless steel cooker hood, stainless steel sink unit, central heating radiator

Rear Utility Porch

13'7 x 2'7 (4.14m x 0.79m)

Facility for tumble dryer

Ground Floor Bedroom

10'4 x 9'6 (3.15m x 2.90m)

Double glazed window, central heating radiator, fitted Sharps bedroom wardrobes with 3 sliding doors, dressing table and chest of drawers

Ground Floor Bathroom

8'5 x 5'7 (2.57m x 1.70m)

Panel bath, shower taps, Mira shower unit, pedestal wash hand basin, w.c, laminate flooring, tiled walls, double glazed window, central heating radiator

First Floor

Stairway off the Hall to First Floor and Landing double glazed velux window, roof void storage cupboards

Shower Room

Double shower tray, screen and shower unit, vanity wash hand basin, w.c, double glazed velux window

Bedroom 2

8'5 x 8'4 (2.57m x 2.54m)

Double glazed window, central heating radiator, 6 fitted wardrobe cupboards and side displays

Bedroom 3

11'2 x 8'7 (3.40m x 2.62m)

Double glazed velux window, roof void cupboard, central heating radiator

Outside

The front garden area provides car parking space, long driveway at the side of the property, Heavy duty plastic garden store. Artificial grass at the back, side gates distant mountain views

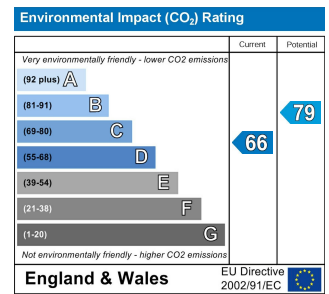
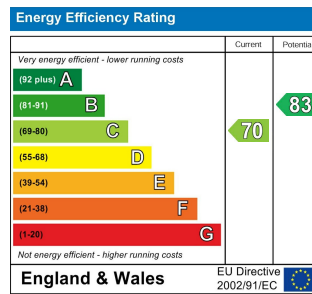
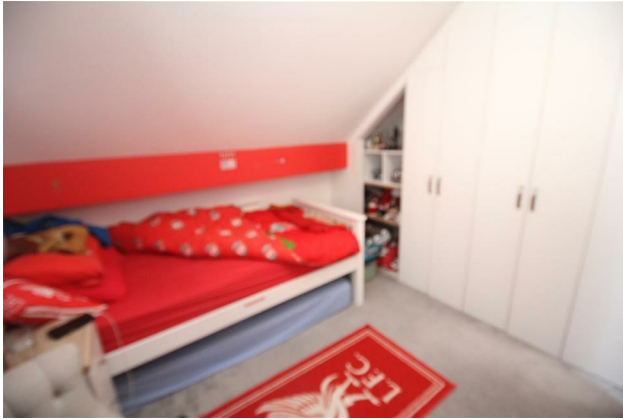
AGENTS NOTE

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

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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.





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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.

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- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9.00am – 8.00pm
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