

**17 Bryn Marl Road, Mochdre
Colwyn Bay LL28 5DT**



Asking Price £159,950

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Only an internal inspection will reveal the immaculately presented and superbly updated accommodation provided which is ready to walk into. Set back from the road with a long driveway through double gates to a wide CAR PORT and SINGLE GARAGE. There is plenty of off road parking and covered storage areas. Of particular note is the converted LOFT ROOM which is used as a hobbies/playroom. Briefly the accommodation affords PORCH, HALL, FRONT LOUNGE, EXTENDED KITCHEN DINER, 2 BEDROOMS, BATHROOM & SHOWER, GARDENS FRONT & REAR, GAS C.H, DOUBLE GLAZING. The house occupies a level position in a popular cul-de-sac within a short walk of the village shops, bus services and two Primary Schools. Highly Recommended and NO ONGOING CHAIN CB7041 EPC D56 Potential C74

Front Porch

Inner door to Hall, oak flooring, central heating radiator, coved ceilings

Lounge

14'2 x 12'7 (4.32m x 3.84m)

Double glazed window to front aspect, central heating radiator, coved ceilings, wall mounted pebble living flame gas fire, oak flooring

Extended Kitchen Dining Room

17'4 x 9'6 (5.28m x 2.90m)

Oak flooring, stainless steel sink unit, wall and base cupboards in white with black work top surfaces, gas central heating boiler, double glazed back door and french doors to rear gardens, plumbing for washing machine, central heating radiator, 4 ring electric hob unit, built in oven, under stairs pantry cupboard, coved ceilings and inset spot lighting

First Floor

Stairway from Hall to First Floor and Landing, double glazed window

Bedroom 1

12'7 x 12'2 (3.84m x 3.71m)

Double glazed window, central heating radiator, wardrobe recess, 2 fitted double mirror door wardrobe units

Bedroom 2

10'4 x 9'3 (3.15m x 2.82m)

Double glazed window, central heating radiator

Bathroom

6'5 x 5'8 (1.96m x 1.73m)

White suite of shower bath with shower unit and screen, wash hand basin, w.c, double glazed window, central heating radiator, coved ceilings, inset ceiling lighting

Loft Room

13'4 x 11'3 (4.06m x 3.43m)

Plus recess, double glazed velux window, central heating radiator, accessible by a space saving staircase from bedroom 2

Outside

Long paved curved driveway with off road parking. Double gates to the CAR PORT 23'4 x 11'4 covering the width of the drive, bulkhead lighting. Ideal drying area, recreation or additional parking for a caravan or boat

The Garage

15'6 x 9 (4.72m x 2.74m)

Concrete sectional single garage with pebble dashed walls, up and over door

The Gardens

Sunny rear garden laid to lawn. Useful covered storage area at the back and side of the garage. Front garden with borders and plants

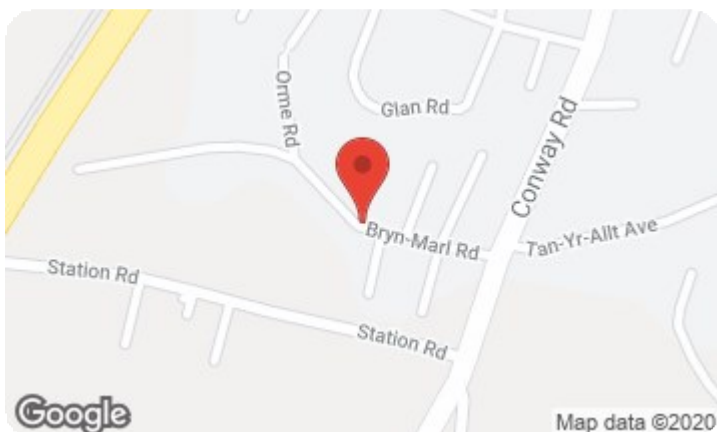
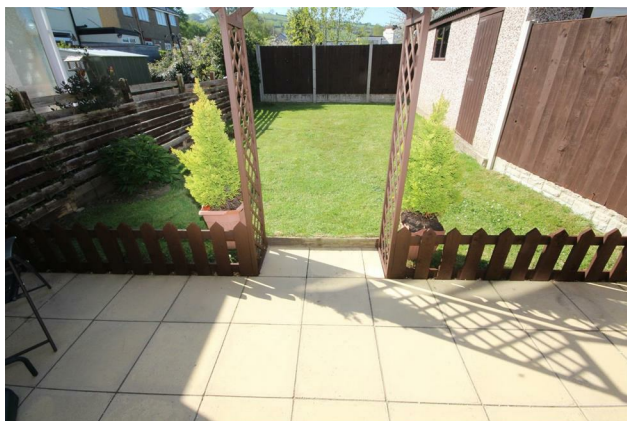
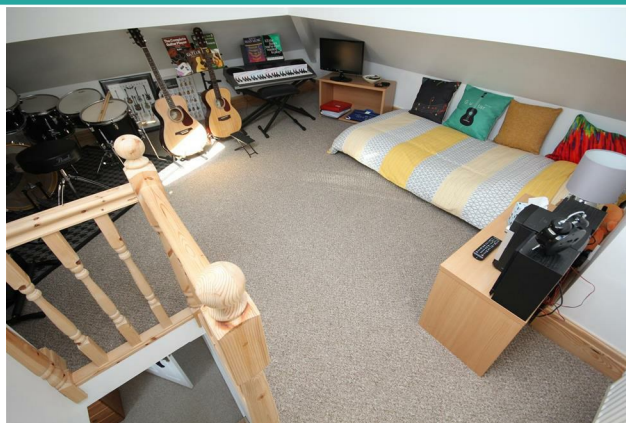
AGENTS NOTE

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	77
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	49	74
England & Wales		
EU Directive 2002/91/EC		

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