

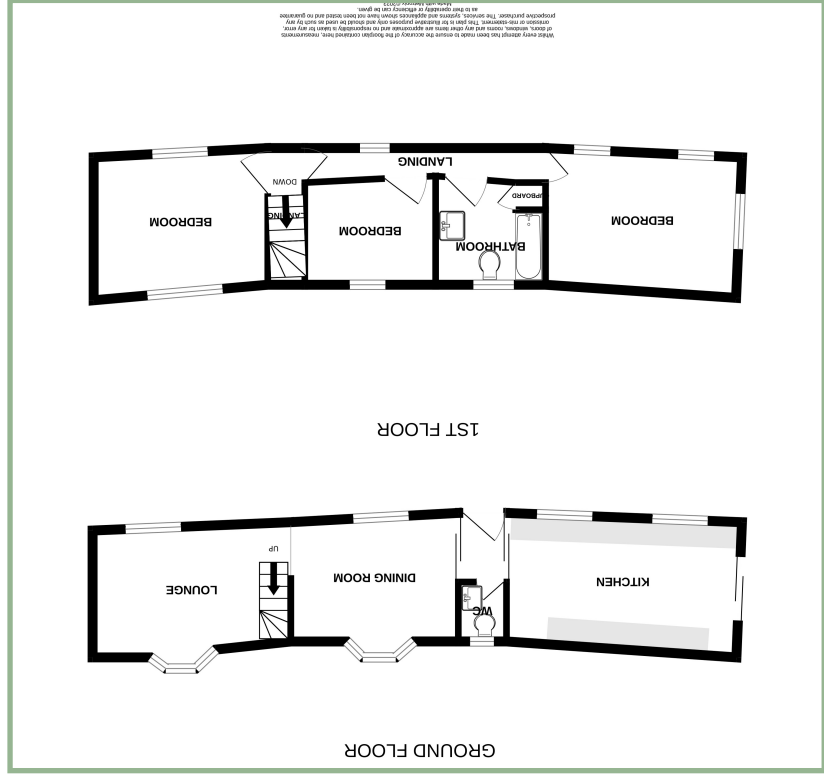
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 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 strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. 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. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole



Score	Energy rating	Potential
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	51 E
21-38	F	
1-20	G	77 C



Three Bedroom End Terrace Cottage

Description

A charming three bedroom end terrace situated close to the local amenities, schools, shops and transport links.

The accommodation comprises: Entrance hall, cloakroom, kitchen with tilt & turn door, space and plumbing for a dishwasher, washer/dryer and fridge/freezer. Dining room leading into the lounge with stairs leading to the first floor. To the first Floor: Inner landing, two double bedrooms, both with fitted furniture, a single bedroom also with fitted furniture and wash/hand basin, family bathroom with over bath shower. UPVC double glazing and gas fired boiler.

To the outside there is a stream that runs alongside the property, single garage and a garden with paved slabs making a perfect patio area, and raised beds for flowers, side gated access.

- ✓ THREE BEDROOM TERRACE COTTAGE
- ✓ CLOSE TO LOCAL AMENITIES
- ✓ LOVELY GARDEN
- ✓ SINGLE GARAGE

Dining Room

11' 3" x 9' 7" 3.43m x 2.92m



Lounge

15' 1" x 11' 6" 4.60m x 3.50m



Kitchen

14' 7" x 9' 1" max 4.44m x 2.77m



Bedroom One

11' 10" max x 11' 9" max 3.60m x 3.58m



Bedroom Two

13' 5" x 9' 4" 4.09m x 2.84m



Bedroom Three

8' 6" x 9' 11" 2.59m x 3.02m

Bathroom

7' 10" x 5' 8" 2.39m x 1.72m



Inner Landing

15' 5" x 2' 7" 4.70m x 0.78m

Garage

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, at the second roundabout take the 2nd exit and turn left onto the A55. Take exit 19 and at the roundabout take the 4th exit onto Conway Road. At the mini roundabout take the first exit, proceed down this road and turn right onto Old Conway Road. Turn left onto Tanrallt Street where number 2 can be found.

Council Tax Band: C (provided on www.voa.gov.uk)

Energy Efficiency Rating: TBC

3 Bedroom End Terrace Cottage

MINAFON
2 TANRALLT STREET
MOCHDRE
CONWY
LL28 5AY

£149,950
REDUCED FROM £156,950

Reference Number: FP7690

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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email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

