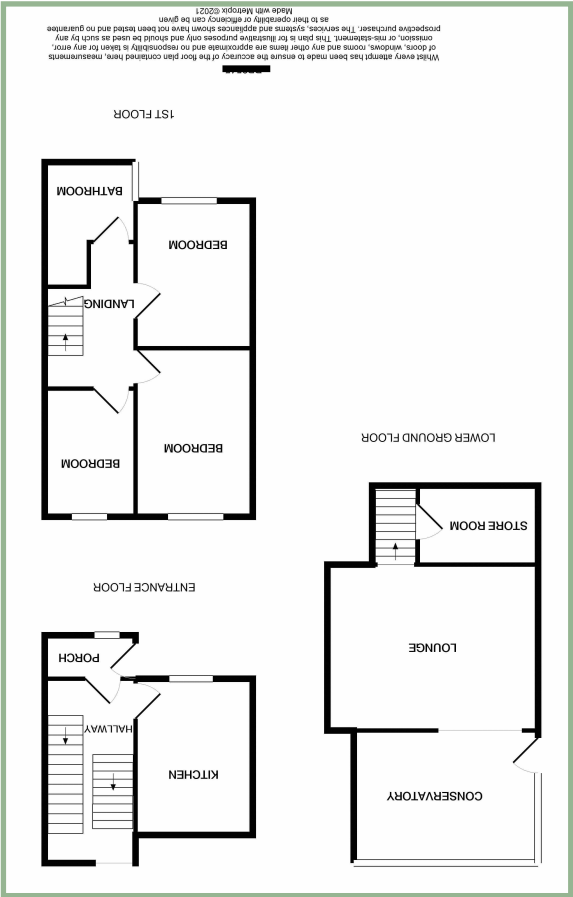


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.

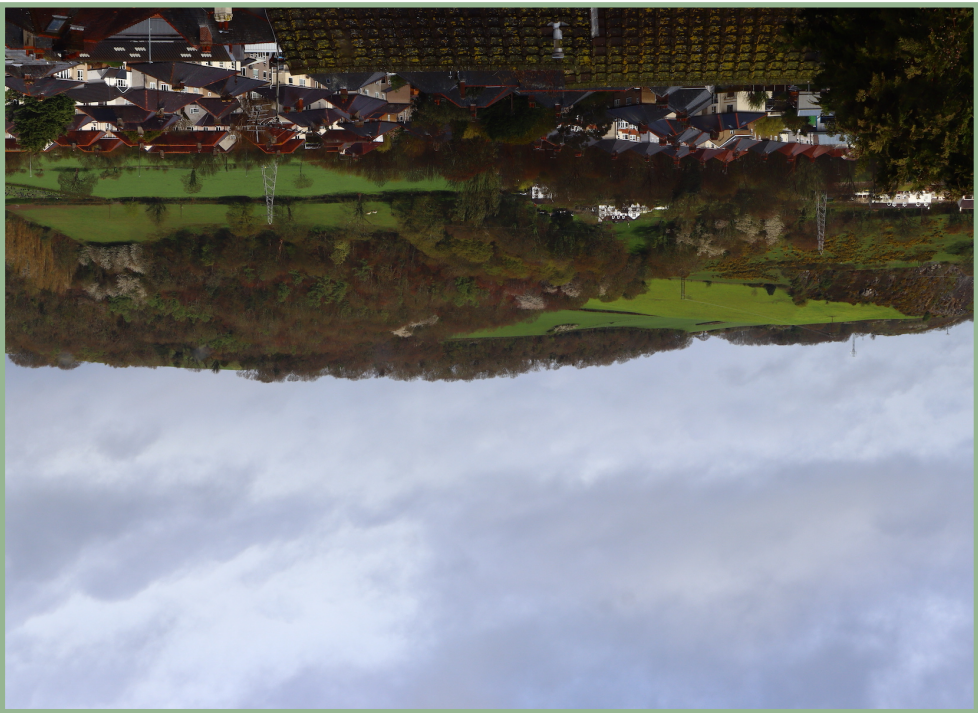
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		701C	821B





# Three Bedroom Semi-Detached Home Enjoying Countryside & Mountain Views

## Description

An immaculately presented, light and spacious, split level, three bedroom semi-detached home situated in a sought after location, within walking distance to the local amenities and a short drive to Llandudno and the historic walled town of Conwy.

Benefitting from superb far reaching views across the mountains and countryside viewing is highly recommended to appreciate all this property has to offer.

The accommodation comprises: Entrance porch, hallway, kitchen/diner with space and plumbing for a washer/dryer. Steps lead down from the hallway to a good size lounge and spacious conservatory where the views can be enjoyed. To the first floor: Double bedroom and a single bedroom. Steps lead up from the landing to the main double bedroom and three piece bathroom with over bath shower. UPVC double glazing and gas fired central heating.

To the front there is a garden laid to lawn with steps leading down to the front door. To the rear there is a tiered garden with a flagged patio area and raised borders.

- ✓ THREE BEDROOM SPLIT LEVEL SEMI-DETACHED HOME
- ✓ SITUATED IN A SOUGHT AFTER LOCATION
- ✓ FAR REACHING VIEWS ACROSS THE MOUNTAINS & COUNTRYSIDE
- ✓ WITHIN WALKING DISTANCE TO THE LOCAL AMENITIES

## Porch

2.07m x 0.90m 6' 10" x 2' 11"

## Lounge

4.72m x 3.65m 15' 6" x 12'



## Kitchen

3.54m x 2.66m 11' 8" x 8' 9"



## Cupboard

2.27m x 0.91m 7' 6" x 3'

## Conservatory

3.98m x 2.59m 13' 1" x 8' 6"



## Store Room

2.64m x 2.24m x 8' 8" x 7' 4"

## Bedroom One

3.66m x 2.71m 12' x 8' 11"



## Bedroom Two

3.55m x 2.68m 11' 8" x 8' 10"



## Bedroom Three

2.77m x 1.91m 9' 1" x 6' 3"

## Bathroom

2.40m x 1.85m max 7' 10" x 6' 1"

## 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 for easy access to Chester and the motorways beyond.

## Directions

From our Conwy office proceed back onto the A55 (east direction), come off at the slip road sign posted Glan Conwy, take the right turn onto Old Conway Road, turn right onto Tanrallt Street. At the end of this road carry on to Old Highway, turn left on Hazelwood Close where number 11 can be found on the left.

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

Energy Efficiency Rating: C

## 3 Bedroom Semi-Detached House

11 HAZELWOOD CLOSE  
MOCHDRE  
CONWY  
LL28 5DZ

OFFERS IN THE REGION OF

**£210,000**

REDUCED FROM £220,000

Reference Number: FP7701  
13/11/24

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:

tel: 01492 583100  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

