



**STERLING**

ESTATE AGENTS & VALUERS



UNITED KINGDOM  
**PROPERTY  
AWARDS**

**WINNER 2018-2019**

**253 Conway Road, Mochdre  
Colwyn Bay LL28 5AA**



**Asking Price £189,950**

## 253 Conway Road, Mochdre, Colwyn Bay LL28 5AA

A most appealing MIDDLE ROW STONE COTTAGE set above road level on a bus route on the approach to Mochdre village. The cottage has over the years been altered and extended yet still retaining its original charm and character. From the FRONT ENTRANCE PORCH is the OPEN PLAN LIVNG DINING ROOM with beamed ceilings and illuminated brick fireplace. Alarm system installed. From this room is the FITTED GALLEY STYLE KITCHEN and COVERED UTILITY. Upstairs there are 2 BEDROOMS, BATHROOM and the extended STUDY/TV ROOM which leads onto the footbridge decking and gardens. This room can also be an OCCASIONAL 3rd BEDROOM/COT ROOM. The gardens are a particular feature being tiered and landscaped with lighting and decked areas. From the top of the garden the views are quite stunning. The cottage is well placed for 2 Primary Schools and local shops in the village. EPC D65 Potential B83 Ref CB7270

### Entrance Porch

Double glazed front door, beamed ceilings

### Open Plan Living Dining Room

19'1 x 12'8 (5.82m x 3.86m)

Central heating radiators, 2 double glazed windows, beamed ceilings, dado rail, gas living flame fire stove set into the illuminated brick fireplace, fitted bookshelves and cupboards

### Fitted Galley Kitchen

19'3 x 5'9 (5.87m x 1.75m)

Tiled floor, plumbing for washing machine, central heating radiator, wall and base cupboards, stainless steel sink unit, double glazed, feature brick fireplace, fitted electric cooker, stainless steel cooker hood

### Rear Covered Utility Store

### First Floor

Stairway off the Dining to First Floor and Landing

### Front Bedroom

12'2 x 7'3 and 12'3 (3.71m x 2.21m and 3.73m)

L shaped room, Double glazed window, central heating radiator, corner shower cubicle and unit, 2 double door wardrobes

### Rear Bedroom

12'8 x 6'7 (3.86m x 2.01m)

Dado rail, double glazed, central heating radiator

### Bathroom

9'2 x 6'3 (2.79m x 1.91m)

Panel bath, wash hand basin, bidet, w.c, double glazed velux, tiled floor, louvre door airing cupboard and gas central heating boiler

### Rear Study/Bedroom 3

7'11 x 5'10 (2.41m x 1.78m)

Or a tv room, cot room, double glazed french doors to the gardens

### Outside

Small front area and steps leading up to the porch from the pavement.

### The Garden

The rear garden is a lovely feature of the cottage being tiered and landscaped with steps leading up, water feature and pond, gravel sitting area, Shed, retaining brick walls, outside lighting, large decking and balustrading at the top of the garden from where there are far reaching views of the surrounding hills and mountains. The garden back onto the hillside, Large Summer House

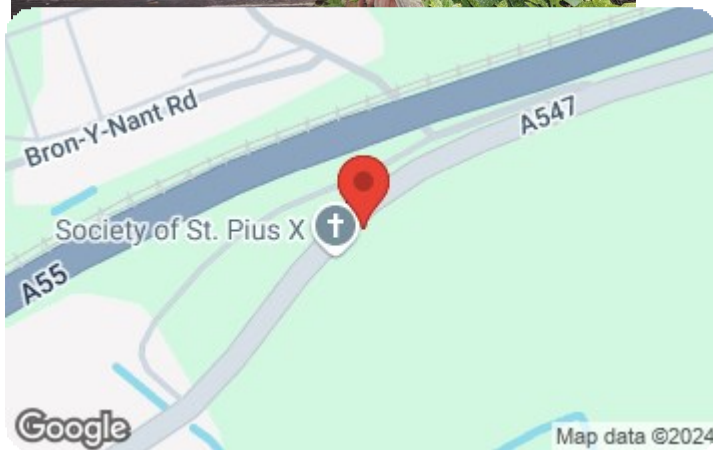
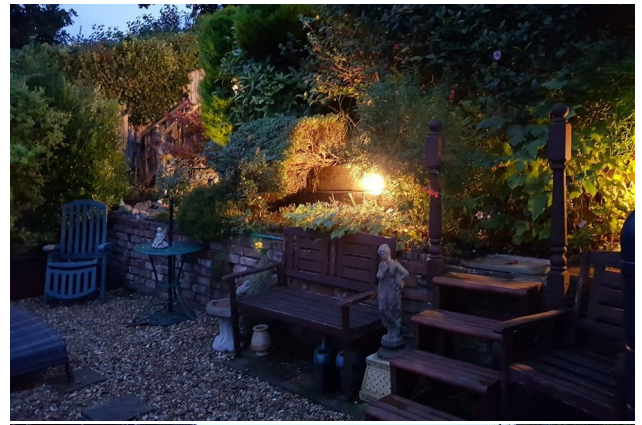
Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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### AGENTS NOTE





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

**AGENTS NOTES;**

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