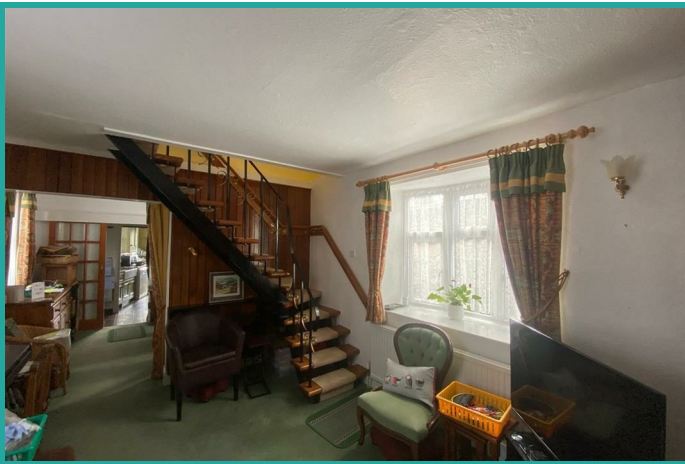




STERLING

ESTATE AGENTS & VALUERS

**2 Tanrallt Street, Mochdre
Colwyn Bay LL28 5AY**



Asking Price £168,000

2 Tanrallt Street, Mochdre, Colwyn Bay LL28 5AY

Occupying a most pleasant position in the 'old part' of the village with a stream running alongside, a most appealing END OF ROW 3 BEDROOM COTTAGE STYLE HOME, conveniently placed for the village shops and amenities. To the rear of the property is a walled patio courtyard bordering onto the stream, sunny and south-facing patio. This is a lovely sitting area for relaxation and listening to the trickle of the water. The surprisingly spacious interior affords LOUNGE, DINING LIVING ROOM, INNER HALL, KITCHEN with french doors onto the lovely courtyard, 3 BEDROOMS, BATHROOM, GAS C.H, DOUBLE GLAZING, FIBRE BROADBAND, GARAGE and PARKING. Energy Rating E51 Potentila C77 Ref CB7689

Lounge

15'1 x 11'6 (4.60m x 3.51m)

Central heating radiator, 2 double glazed windows, natural stone fireplace extending the width of the room, electric fire, panelled chimney breasting

Dining Room

11'3 x 9'7 (3.43m x 2.92m)

Central heating radiator, 2 double glazed windows

Inner Hall

Double glazed front door, quarry tiled floor

Cloakroom

W.C, wash hand basin, tiled floor and walls, double glazed

Kitchen

14'7 x 9'1 (4.45m x 2.77m)

Belfast sink, timber base cupboards and drawers with beech wood work top surfaces, 4 ring gas hob unit, built in oven, wall cupboards, cooker hood, broom cupboard, 2 double glazed windows and patio doors to the walled patio garden, gas central heating boiler, larder cupboard, central heating radiator, plumbing for washing machine and dishwasher

First Floor

Landing

Bedroom 1

11'10 x 11'9 (3.61m x 3.58m)

Fitted desk unit and compartments, shelving making this room ideal as a study, 2 double glazed windows, central heating radiator, double door wardrobe cupboard, access to loft

Bedroom 2

13'5 x 9'4 (4.09m x 2.84m)

Central heating radiator, 3 double glazed windows, double door wardrobe cupboard and top store

Bedroom 3

9'11 x 8'6 (3.02m x 2.59m)

Central heating radiator, 6 door corner wardrobe unit, top cupboards, vanity wash hand basin, double door wardrobe

Bathroom

7'10 x 5'8 (2.39m x 1.73m)

Panel bath, shower unit and screen, vanity wash hand basin, w.c, tiled walls in blue and white, double glazed window, central heating radiator, linen cupboard

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.





Energy Efficiency Rating	
	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	
Current	77
51	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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	
Current	77
61	
England & Wales	EU Directive 2002/91/EC

AGENTS NOTES;

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

Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on **01492-534477** or by e mail on **sales@sterlingstates.co.uk** to make an appointment for one of our Valuers to call.
 This is entirely without obligation.

Why not search the many homes we have for sale on our web sites - **www.sterlingstates.co.uk** or alternatively **www.guildproperty.co.uk** These sites could well find a buyer for your own home.