

# 2 Tanrallt Street, Mochdre Colwyn Bay LL28 5AY







Asking Price £149,950

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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.











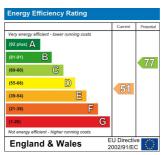


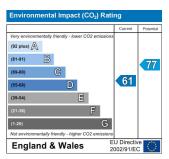












# **AGENTS NOTES**;

Viewing Arrangements By appointment with Sterling Estate Agents on **01492-534477** e mail **sales@sterlingestates.co.uk** and web site **www.sterlingestates.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@sterlingestates.co.uk to make an appointment for one of our Valuers to call.

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