



**STERLING**

ESTATE AGENTS & VALUERS

**16 Ffordd Cwstenin, Mochdre  
Colwyn Bay LL28 5DF**



**£199,950**

## 16 Ffordd Cwstenin, Mochdre, Colwyn Bay LL28 5DF

The present owners have transformed this traditional style SEMI DETACHED HOUSE into a most appealing home which must be viewed to fully appreciate. Updated with a MODERN FITTED KITCHEN and BATHROOM the house has 2 RECEPTION ROOMS, USEFUL L SHAPED UTILITY WORK ROOM & W.C. Upstairs there are 3 BEDROOMS. The gardens are a particular feature of the house with paved areas, decking, flower beds and a CORNER SITTING AREA and BAR. All ready to walk into one of the nicest homes in the village. The house is conveniently placed for the Primary Schools, bus services and local shopping. EPC D66 Potential C79. Council Tax Band B Ref CB7756

### Entrance Hall

Double glazed front door to HALL coats recess, under stairs cupboard

### Lovely Lounge

15'3 x 13'9 (4.65m x 4.19m)

Double glazed french doors to rear gardens, central heating radiator, laminate flooring, lengths of timber to one wall

### Dining Room

13'11 x 9'9 (4.24m x 2.97m)

Double glazed bay window, electric fire, central heating radiator

### Kitchen

9'8 x 8'8 (2.95m x 2.64m)

Range of white base cupboards and drawers with wood grain work top surfaces, 2 double glazed windows, stainless steel sink unit, gas central heating boiler, 4 ring gas hob unit, built in electric oven, tiled walls in grey

### Excellent Utility Workroom

13'6 x 13'2 (4.11m x 4.01m)

L shaped, w.c., plumbing for washing machine

### First Floor

Stairway off the Lounge to First Floor and Landing

### Bedroom 1

18'5 x 10'8 (5.61m x 3.25m)

Central heating radiators, 2 double glazed windows

### Bedroom 2

11'8 x 9'9 (3.56m x 2.97m)

Double glazed, central heating radiator

### Bedroom 3

8'9 x 7'5 (2.67m x 2.26m)

Double glazed, central heating radiator

### Bathroom

7'9 x 5'8 (2.36m x 1.73m)

Shower bath and screen, shower taps, pedestal wash hand basin, w.c, panelled walls, double glazed window, central heating radiator and cabinet

### Outside

Lawned front garden set above road level, side path and water feature. The back garden has been landscaped to provide paved areas, flower beds, decking, Garden Shed, corner sitting area with pergola and seating, timber bar unit

### AGENTS NOTE

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. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk These sites could well find a buyer for your own home.

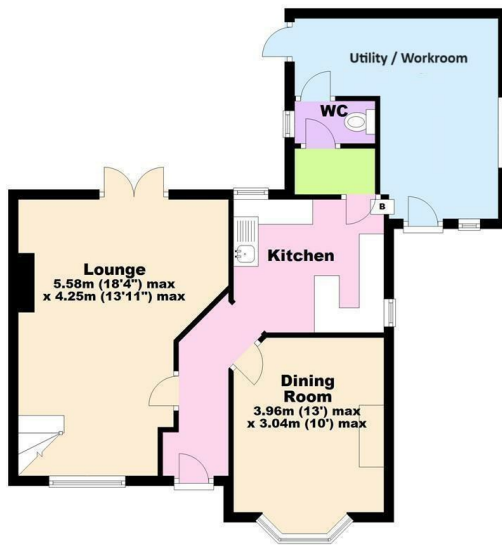








**Ground Floor**  
Approx. 49.5 sq. metres (532.3 sq. feet)

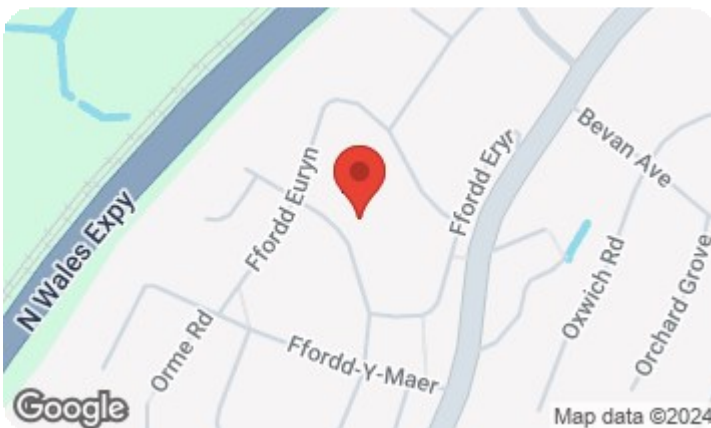


**First Floor**  
Approx. 40.1 sq. metres (431.9 sq. feet)



**Total area: approx. 89.6 sq. metres (964.2 sq. feet)**

Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	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			
England & Wales		66	79
		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			
(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		67	79
		EU Directive 2002/91/EC	

**AGENTS NOTES;**

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