

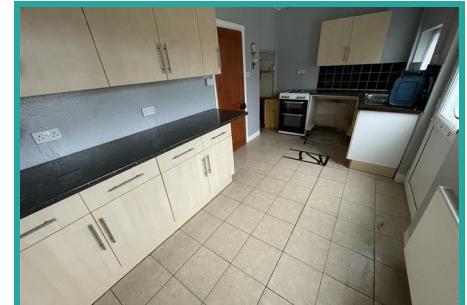
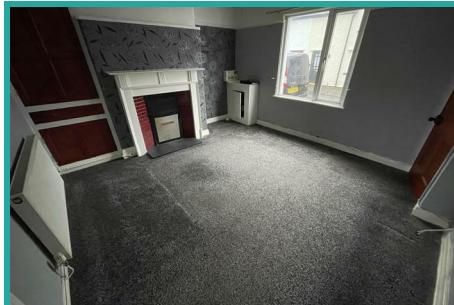


9 Tanrallt Street, Mochdre, Colwyn Bay LL28 5AY

£120,000

Public Notice - We are acting in the sale of 9 Tanrallt Street, Mochdre and have received an offer of £117,500 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contract takes place. The Energy Performance Certificate is 70C

In the old part of the village, a MIDDLE ROW 2 BEDROOM COTTAGE STYLE HOUSE with REAR GARDEN, GAS C.H & DOUBLE GLAZING. The property is just behind the Mountain View Inn within easy distance of 2 Primary Schools, local shopping and regular bus services into Colwyn Bay, Llandudno and Conwy. With vacant possession and NO ONGOING CHAIN the accommodation affords SMALL HALL, LIVING ROOM, LARGE KITCHEN DINING, BATHROOM & SHOWER. Energy Rating 70C Potential 90B. Tenure Freehold. Council Tax Band B Ref CB7867



Entrance

Double glazed front door to Small Hall

SHOULD BEAR THIS IN MIND WHEN FORMULATING
THEIR OFFERS.

Living Room

13'9" x 12'5" (4.2 x 3.8)

Double glazed, central heating radiator, fireplace surround, built in cupboards

Kitchen Dining Room

15'5" x 7'10" (4.7 x 2.4)

Tiled floor, double glazed, central heating radiator, gas central heating boiler, base cupboards and drawers, work top surfaces, wall units, under stairs cupboard

First Floor

Bedroom 1

12'5" x 9'6" (3.8 x 2.9)

Double glazed, central heating radiator, wardrobe alc ove

Bedroom 2

11'1" x 8'6" (3.4 x 2.6)

Double glazed, central heating radiator

Bathroom

7'10" x 7'10" (2.4 x 2.4)

Bath, wash hand basin, w.c, shower unit, central heating radiator, double glazed, linen cupboard, tiled walls

Outside

Lawn rear garden and brick store, useful under floor storage, reduced headroom

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate

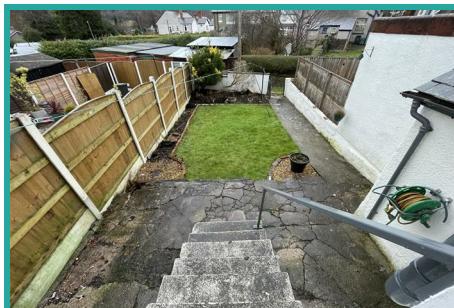
Agents on 01492-534477 e mail

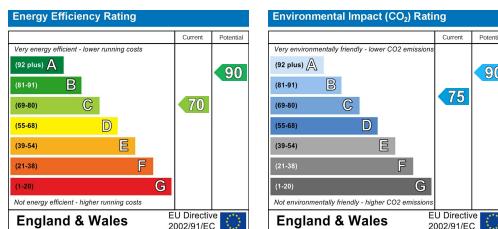
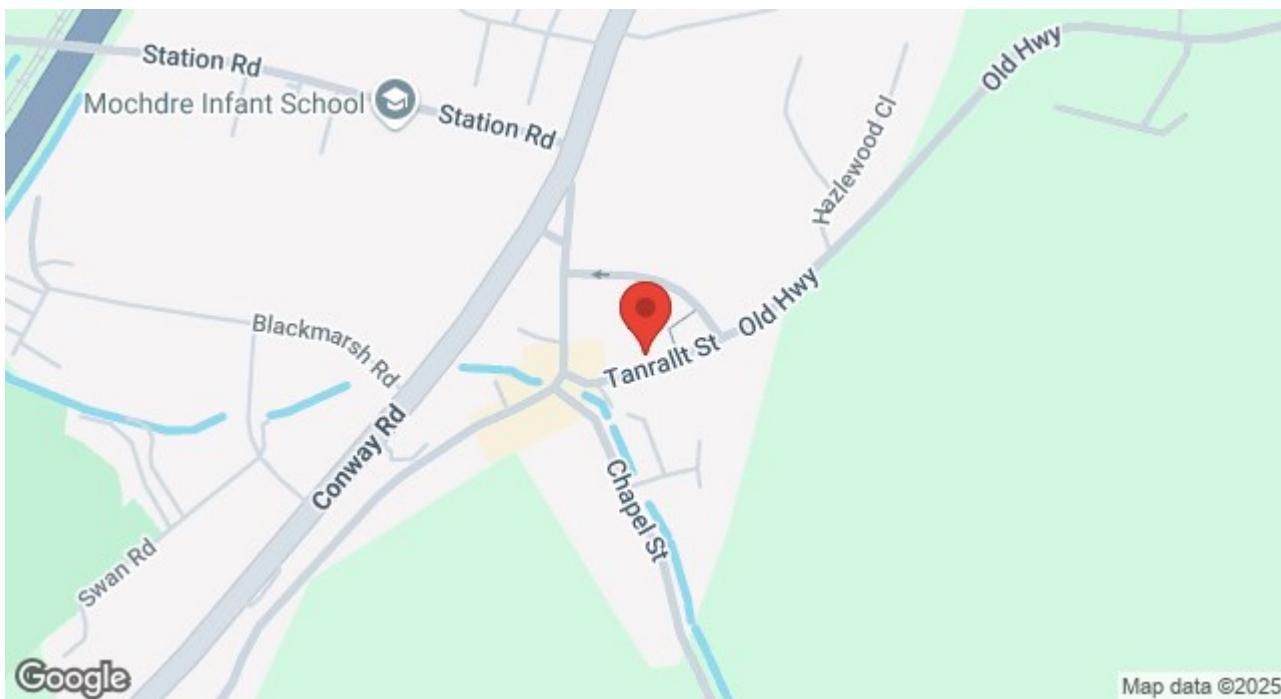
sales@sterlingestates.co.uk and web site

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.

PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN. ACCORDINGLY PROSPECTIVE BUYERS





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

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These sites could well find a buyer for your own home.



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- Best Buy deals updated daily
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Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun

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The FSA does not regulate most buy to let mortgages.

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