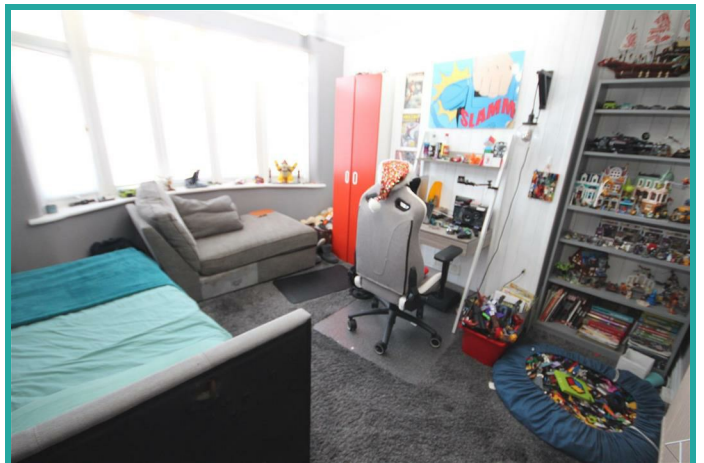




STERLING

ESTATE AGENTS & VALUERS

**5 Glan Road, Mochdre
Colwyn Bay LL28 5DG**



£195,000

5 Glan Road, Mochdre, Colwyn Bay LL28 5DG

Located on the level in a convenient position for the village shops, bus services and Primary Schools. A traditional style 3 BEDROOM SEMI DETACHED HOUSE with additional STUDIO/PLAYROOM off the hall, converted from the garage. There is off road parking for 3 cars in front of the house and the rear garden is easy to maintain being paved. Inside the accommodation affords HALL, LOUNGE, DINING ROOM, CONSERVATORY, KITCHEN, FIRST FLOOR 3 BEDROOMS AND BATHROOM, GAS C.H AND DOUBLE GLAZED. Energy Rating 55D Potential 74C. Tenure Freehold. Council Tax Band C. Ref CB7889

Entrance

Double glazed front door to Hall parquet flooring, central heating radiator, under stairs cupboard

Studio Play Room

13'5" x 8'10" (4.1 x 2.7)

Originally the garage, double glazed, store cupboard, gas central heating boiler, central heating radiator

Lounge

13'5" x 10'9" (4.09 x 3.3)

Double glazed bow window to front aspect, central heating radiator

Living Dining Room

12'1" x 11'1" (3.7 x 3.4)

Central heating radiator, double doors to

Conservatory

8'10" x 8'6" (2.7 x 2.6)

Brick lower walls, double glazed window

Kitchen Breakfast Room

18'0" x 8'2" (5.5 x 2.5)

Tiled floor, breakfast bar, central heating radiator, pantry cupboard, double glazed window and back door, plumbing for washing machine, stainless steel sink unit, wall and base cupboards, green leather look work top surfaces, cooker extractor hood

First Floor and Landing

Bedroom 1

13'3" x 11'5" (4.04 x 3.5)

Double glazed bow window, central heating radiator

Bedroom 2

12'1" x 9'2" (3.7 x 2.8)

Double glazed, 2 double door wardrobe cupboards, central heating radiator

Bedroom 3

9'6" x 6'2" (2.9 x 1.9)

Double glazed, central heating radiator

Bathroom

6'11 x 6'3 (2.11m x 1.91m)

Panel bath, wash hand basin, tiled walls, shower taps, central heating radiator, Separate w.c, double glazed

Outside

Off road parking space in front of the house for three vehicles. Ornamental easy to maintain rear garden, paved and sunny, flower beds and borders, Garden Shed

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 or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.

AGENTS NOTE





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		55	74
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	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			
England & Wales		60	74
		EU Directive 2002/91/EC	

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.
This is entirely without obligation.

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